



# THE CORPORATION OF THE TOWNSHIP OF RED ROCK

## *Committee of Adjustment*

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DATE: January 28, 2025  
APPLICATION NO: A1/25

### **NOTICE OF HEARING FOR MINOR VARIANCE**

Please take notice that under the provisions of Section 45 of the Planning Act, 2006 Edition, Zoning By-law 2013-1080 and an application for minor variance; to permit the owner of a property to construct a Multi-Residential Building that is proposed to be;

- The SECOND (2) main use on the property. Please note, as per Section 6.3.4 of the Zoning By-Law the maximum number of main uses is currently ONE (1).

on the property that is comprised of Plan 784 Lot 311 to 314.

A hearing of this application will be given in the Conference Room at the Red Rock Marina Interpretive Centre, 7 Park Rd, and online via a Zoom meeting, **at the hour of 10:30 a.m. on February 18<sup>th</sup>, 2025** at which time you may appear in person or virtually by logging-in to the zoom meeting either yourself or by agent or by solicitor and present any reason why this petition should be granted or denied. Please note, the zoom meeting information is located on our website at [www.redrocktownship.com](http://www.redrocktownship.com) or you can contact the Municipality to request the link directly sent to you.

This notice is sent to the applicant, to persons having encumbrances on the land that is subject to the application, to various agencies, and to the surrounding property owners for their information. No further notice of this hearing, a deferred hearing date, or the decision of this Committee will be sent to anyone other than the applicant, except upon the written request addressed to the Secretary of this Committee from persons present or represented at the hearing.

**Failure of the applicant to appear before the Committee, either in person or by agent, may result in the deferment of the application.**

Additional Information regarding the application will be available to the public for inspection upon receipt of this notice, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday at the Red Rock Municipal Office, 42 Salls Street, Red Rock, ON P0T 2P0 (Please contact the Municipal Office at 807-886-2245 to arrange to have information sent to you electronically).

COA Secretary  
c/o Township of Red Rock  
P.O. Box 447  
Red Rock, ON P0T 2P0

**APPLICANT:**  
**Red Rock Developments Inc.**  
**6 Baker Rd.**  
**Red Rock, ON**

# Township of Red Rock

## Application for Minor Variance

The undersigned hereby applies to the Committee of Adjustment for the Township of Red Rock under section 45 of the Planning Act, 1998 Edition, for relief as described in this application. From By-law 95-759.

1. Name of Owner: Red Rock Development Inc.

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

2. Name of Agent (if any): Peter Dey

3. Current designation of subject land in Official Plan: multi Res.

4. Current zoning of subject land: multi Res.

5. Nature and extent of relief requested: additional structure

6. Legal description of subject land (concession and lot numbers, registered plan and lot numbers, reference plan, parcel numbers, street name and number):

Plan 784 Lot 311 TO 314 PT LAKE RP 55 R10738 Part 1

7. Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law:

CURRENT ZONING ALLOWS ONE BUILDING

8. Current dimensions of subject land: Frontage 200ft Depth 42ft Area 0.62 Acres

9. Type of access: Provincial Hwy \_\_\_\_\_ Municipal Road  Private Road \_\_\_\_\_ Waterway \_\_\_\_\_

10. Existing uses of subject land: Multi Res.

11. Are there any buildings or structures on the subject land: Yes  No \_\_\_\_\_

12. Proposed uses of subject land: multi Res.

13. Are any buildings or structures proposed to be built on the subject land? Yes  No \_\_\_\_\_

14. Date subject land was acquired by the current owner: 2023

15. Date existing buildings or structures on the subject land were constructed: 1987

16. Length of time that the existing uses of the subject land have continued: 38 years

17. Water source: Municipal Water  Well \_\_\_\_\_ Other \_\_\_\_\_

18. Sewage disposal: Municipal System  Septic Field \_\_\_\_\_ Other \_\_\_\_\_

19. Storm drainage: Sewers  Ditches \_\_\_\_\_ Other \_\_\_\_\_

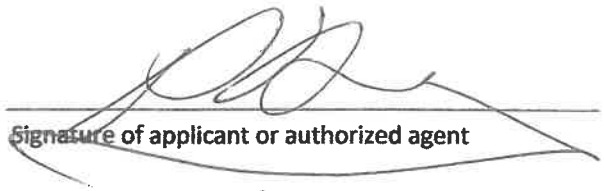
20. If known, is the subject land the subject of an application under the Planning Act for approval of a plan of subdivision or a consent? Yes \_\_\_\_\_ No  ? \_\_\_\_\_

21. If the answer to item 20 yes. File Number of Application \_\_\_\_\_  
Status of Application \_\_\_\_\_

22. If known, has the subject land ever been the subject of an application under section 45 of the Planning Act? Yes \_\_\_\_\_ No  ? \_\_\_\_\_

23. Provide a sketch showing the following:
- a) Boundaries and dimensions of the subject land
  - b) Location, size and type of all existing and proposed buildings or structures from the subject land, 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 land on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. (examples include buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic fields)
  - d) Current uses of land that is adjacent to the subject land
  - e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
  - f) Location and nature of any easement affecting the subject land

I, Peter Dey of the Red Rock Developments in the  
JANUARY 23 2025 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 and by virtue of the Canada Evidence Act.

  
 Signature of applicant or authorized agent

Declared before me at the TOWNSHIP OF RED ROCK in the DISTRICT OF THUNDER BAY, this  
23 day of January, 2025.

  
 A Commissioner, etc.

SAMANTHA CALIFRON  
 DISTRICT CLERK  
 TOWNSHIP OF RED ROCK

THE ARCHITECT HAS REVIEWED THIS DESIGN AND HAS RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ORDINANCE BUILDING CODE TO BE A REGISTERED ARCHITECT.

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION 3.2 OF THE ORDINANCE BUILDING CODE 2012.

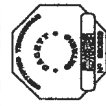
PROJECT NUMBER: 23499  
 DRAWING NO.: 24139

REGISTERED ARCHITECT INFORMATION  
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION 3.2 OF THE ORDINANCE BUILDING CODE 2012.

ALL TYPED NAMES, DATES & SIGNATURES ARE:  
 DATE: 11/15/15  
 TIME: 11:45 AM  
 SIGNATURE: [Signature]

ORIGINAL DESIGN STAMPED DRAWINGS SHOWN IN BLUE INK ONLY  
 COPIES ARE NOT VALID FOR PERMITS FROM ANY JURISDICTION  
 UNAUTHORIZED REPRODUCTION OF DRAWINGS IS PROHIBITED.

NO.	DATE	DESCRIPTION	BY	REVISIONS
0	11/15/15	FOR PLANNING APPROVAL	BT	



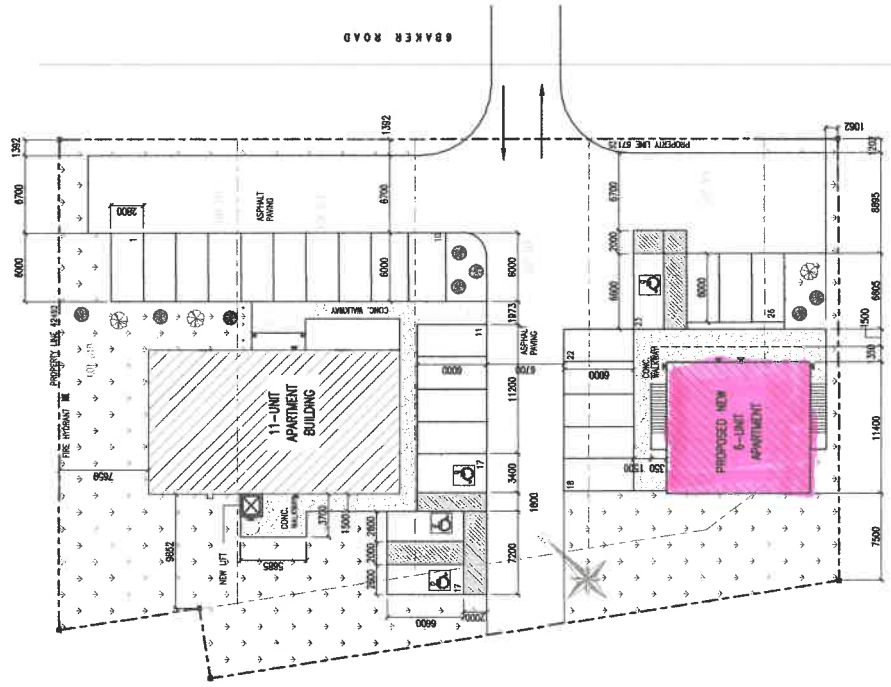
**TOMLINSON**  
 CONSULTING SERVICES

901 ALDIE DRIVE, THUNDER BOLT, ONTARIO - CANADA - P7B 5Z9  
 TEL: 905.882.4444  
 FAX: 905.882.4445  
 WWW.TOMLINSONCONSULTING.COM

PROJECT: THE NEW GROUP 6 BAKER ROAD, RED ROCK ON  
 CHANGE OF USE: 11 UNIT APARTMENT/A UNIT APARTMENT  
 CLIENT PROJECT NO.:  
 TITLE: PROPOSED SITE PLAN

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN  
 DATE: 11/15/15

A0.1



REG. PLAN #704-PM 62471-0318 (17)  
 ZONE: MR  
 ADDRESS: 6 BAKER ROAD  
 TOWNSHIP OF RED ROCK  
 DISTRICT OF THUNDER BOLT

**SITE PLAN**  
 SCALE 1:200

0 5M 10M