



**The Corporation of the Municipality of Red Lake
COMMITTEE OF ADJUSTMENT HEARING**

**MINUTES OF A COMMITTEE OF ADJUSTMENT PUBLIC HEARING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON 12 JULY 2022**

Present:	Gary Ripley	Chair
	Brenda Cooke	Member
	Enid Carlson	Member
	Jerrett Landry	Member
	Allistair McRae	Member
Absent:	Paul Damsma	Member
Staff:	Kristina Grondin	Planning Coordinator

1. CALL TO ORDER:

The Hearing was called to order at 5:20 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

- (a) For the agenda for this meeting – None disclosed.
- (b) For minutes of a meeting at which a member was not in attendance - None disclosed.

3. COMMITTEE OF ADJUSTMENT PUBLIC HEARINGS:

None at this time.

4. MINUTES OF PREVIOUS MEETING:

- 4.1 Public Hearing – April 13th, 2021.

It was:

Moved by Jerrett Landry
Seconded by Enid Carlson
(COA-01-22)

RESOLVED that the Committee of Adjustment hereby approves the Minutes of a Committee of Adjustment Public Hearing held April 13th, 2021, as presented.

CARRIED

5. UNFINISHED BUSINESS:

None at this time.

6. NEW BUSINESS:

6.1 Inquiry; 49 Waterfront Road – Consent to Sever.

The Planning Coordinator received an inquiry about a Consent to Sever for 49 Waterfront Road. She reported that the intent was to create one new lot and one retained lot. She advised that the property is zoned and designated Rural Residential, and the total area of the property is 1.59 acres.

The Planning Coordinator reported that the property was originally two lots owned by separate individuals. She noted that lots have separate pins and legal descriptions but are consolidated under the Planning Act as they are abutting, not part of a plan of subdivision and registered the same.

The Planning Coordinator advised that Part 5 is developed with a house and individual sewer system and Part 6 is vacant and treed. She reviewed the minimum requirements under the Official Plan and the Zoning By-Law. She noted that the minimum lot size for R4 is 0.8 ha and that the proposed lots would not meet the minimum lot size. She added that the smaller lots would require a Zoning By-Law amendment. She reported that the Official Plan requires a minimum lot size of 1 ha but development proposals with lot sizes less than 1 hectare may be permitted subject to an applicant addressing the adequacy of ground water quality and quantity, and potential impacts on groundwater in accordance with provincial guidelines.

The Planning Coordinator presented a draft sketch of the proposed lots. She noted that the owners are willing to purchase Municipal property for lot additions and apply to purchase the shoreline reserve, to increase the size of the proposed lots. She reported that the lot additions are restricted in size due to a potential easement and bedrock. She noted the proposed lots, including the lot additions and shoreline reserve would be over 1 acre.

The Committee questioned the reduced lot sizes. The Planning Coordinator advised that the Province is promoting higher density housing, this may provide an opportunity to reduce lot sizes. A Committee Member advised that the R4 lots sizes were regulated by the Ministry of Environment because of individual sewage systems. She spoke about the Housing Affordability Task Force noting that this is an opportunity for municipalities to request change and address the housing shortages. She spoke about multi-generational homes, missing middle housing, backyard homes, and the More Homes for Everyone Act. The Planning Coordinator advised that she will compile additional information to bring forward to the Committee.

7. CLOSED MEETING:

Nothing at this time.

8. NEXT MEETING:

8.1 Tuesday, August 9th, 2022 at 5:15 p.m.

9. ADJOURNMENT:

It was:

Moved by Brenda Cooke

Seconded by Jerrett Landry

(COA-02-21)

RESOLVED that the Committee of Adjustment hereby adjourns from a Regular Meeting held July 12th, 2022, at 6:01 p.m.

CARRIED

Gary Ripley, Chair

Mark Vermette, Secretary-Treasurer