



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 OCTOBER 2022

Present:	Gary Ripley	Chair
	Brenda Cooke	Member
	Enid Carlson	Member
	Allistair McRae	Member
Absent:	Paul Damsma	Member
	Jerrett Landry	Member (with regrets)
Staff:	Mark Vermette	CAO/Secretary-Treasurer
	Kristina Grondin	Planning Coordinator

1. **CALL TO ORDER:**

- 1.1 The Hearing was called to order at 5:18 p.m.
- 1.2 Land Acknowledgement Statement.

We, the Municipality of Red Lake acknowledge that our foundation and the spaces in which we live and maintain are on the lands of the Anishinaapek of Red Lake; the traditional lands of Lac Seul and Wabauskang First Nations, and Treaty 3 territory. As we are all Treaty people, we will continue to cherish or reciprocity of all our relationships on these sacred Lands and Water.

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:**

- 3.1 Application for Consent to Sever: 341 & 343 Howey Street – Sheremeta.

The Chair advised that the public hearing was being held regarding an application for Consent to Sever (D10-22-01): 341 & 343 Howey Street – Sheremeta. He noted that any person may express his or her views on the proposed application, and a record will be kept of all concerns.

The Planning Coordinator reported that the purpose of the application is to sever 341 & 343 Howey Street, reverting them to individual lots. She advised that both lots are developed with homes and accessory buildings. She advised that the lots were inadvertently merged in March 2015 for a period of one month when the names of joint owners were removed from title after passing. She noted that a third name was added to one of the lots

in April 2015 but that transfer is considered invalid because the properties were merged and the name could not be added to only one of the properties.

The Planning Coordinator advised that Bill 276 was recently passed and added clause 50(3)(a.1) which prevents land abutting lands previously owned by joint tenants from merging in person, as a result of the death of one of the joint tenants. She reported that this section has not been utilized so a Consent is being completed to ensure the lots are separated.

The Planning Coordinator recommended that the Committee approves the application as presented.

Sever Parts 4 & 5 of Plan 23R-443 (known as 341 & 343 Howey Street) to create one (1) legally transferable lot, and retain one (1) lot.

Moved by Alistair McRae
Seconded by Brenda Cooke
Decision: Approved

4. MINUTES OF PREVIOUS MEETING:

4.1 Public Hearing – July 12th, 2022.

It was:

Moved by Enid Carlson
Seconded by Alistair McRae
(COA-03-22)

RESOLVED that the Committee of Adjustment hereby approves the Minutes of a Committee of Adjustment Public Hearing held July 12th, 2022, as presented.

CARRIED

5. UNFINISHED BUSINESS:

None at this time.

6. NEW BUSINESS:

6.1 Inquiry; 14 McDougall Street.

The Planning Coordinator advised that she received an application for a Minor Variance requesting relief from the minimum rear setback of Section 5.2 Townsite Residential Density 1 (R1). She advised that the minimum rear setback requirement is 10.5m. She reported that the applicant is requesting it be reduced to 6.8m so that he can build a home on the property. She advised that all other setback requirements would be met. She noted that a portion of the Municipal roadway crosses the subject property front lot line. She advised that the properties abutting the rear lot line are on Howey Street and that there is a significant elevation difference between the subject property and Howey Street. She reported that the west side of the property also has a steep change in elevation and is not ideal for

building. She reported that proposed minor variance would be considered minor as it maintains the general intent and purpose of the Zoning By-Law.

The Committee discussed the proposed location. A couple Members advised that went and inspected the property. A Member voiced concern with how far over the embankment at the rear for the property, the construction would be. The Planning Coordinator confirmed it would be the setback that would be reduced, and it would not encroach on the properties to the rear. No other comments or concerns were heard.

7. **CLOSED MEETING:**

Nothing at this time.

8. **NEXT MEETING:**

8.1 Wednesday, October 18th, 2022 at 5:15 p.m.

9. **ADJOURNMENT:**

It was:

Moved by Brenda Cooke

Seconded by Enid Carlson

(COA-04-22)

RESOLVED that the Committee of Adjustment hereby adjourns from a Regular Meeting held July 12th, 2022, at 5:46 p.m.

CARRIED

Gary Ripley, Chair

Mark Vermette, Secretary-Treasurer