



THE MUNICIPALITY OF RED LAKE

Municipal Office - 2 Fifth Street - P.O. Box 1000
Balmertown, Ontario P0V 1C0

PLANNING DEPARTMENT STAFF REPORT

TO: Mark Vermette (CAO)
Planning Advisory Committee (PAC) DATE: February 10th, 2023

FROM: Kristina Grondin,
Executive Assistant/Planning Coordinator FILE: D14-23-01

SUBJECT: Application for Temporary Use Provision: 12 Pickerel Drive, Red Lake

1. Description of the Subject Property and Area

This application pertains to property located at 12 Pickerel Drive, with frontage on Chukuni River. A location sketch is provided below.

The property is designated Rural Residential and zoned site specific Rural Residential (R4-12) permitting the development of a livestock facility not larger than 8 feet by 12 feet (96 ft²) and for the property to be used for specific agricultural uses being six (6) goats, twenty (20) chickens, honeybees, and 3 commercial greenhouses, in addition to permitted rural residential uses. The property measures approximately 1.35 hectares and has approximately 113 metres of waterfrontage.

Location Sketch:



2. Application Description

This application is requesting to temporarily permit the boarding of one horse for personal use for a period of three years, in addition to the permitted site specific rural residential (R4-12) uses.

3. Official Plan & Zoning By-Law

The Official Plan (OP) states that Council may pass a By-Law to allow a temporary use of lands that does not conform to the land use designations in the Official Plan provided that:

- a) temporary use does not require major capital investment or alteration to the existing landscape;
- b) compatible with surrounding existing and zoned land uses;
- c) does not require the extension of municipal services;
- d) developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted; and
- e) by-law shall specify a maximum time period for which the use may be permitted.

The current R4-12 zoning does not permit the keeping of a horse. Keeping a horse is considered an agricultural use. With that said, the Planning Act provides municipalities with the authority to either amend the zoning or authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the Zoning By-Law.

Section 3.26b) of the Zoning By-Law states, "any new livestock facility or manure or material storage shall comply with the Minimum Distance Separation Formulae II as amended and implemented by the province from time to time, where applicable."

Generally, policies of the OP and Provincial Policy Statement promote concepts of healthy living, sustainable use of resources, and trends such as the local foods movement. These documents also stress the importance of compatible uses of land, buffering and installation of separation distances for incompatible uses. Buffering is recommended to minimize impacts to water quality and fish habitat.

4. Minimum Distance Separation Document

Minimum Distance Separation (MDS) is strictly intended to reduce incompatibility between sensitive uses and agricultural uses caused by odour. It does not evaluate any other potential negative impacts of agriculture such as contamination of surface water, ground water, nutrient loading, noise, aesthetic views, or nuisance animal attraction.

Minimum Distance Separation II (MDS II) is the minimum separation distance required between new or expanding livestock facilities and/or manure storages and property boundaries, houses, recreational areas and other land uses.

The separation distances calculated by the MDS II formulae will vary according to a few variables, including:

- type and number of livestock
- type of manure system
- livestock management (i.e., tie stall barn vs. free stall barn)
- expansion factor

According to the MDS II formulae, the minimum distance separation (MDS) for the proposed temporary use is 84 metres from surrounding dwellings. The MDS from the side and rear lot lines is 8.4 metres. The MDS from the road allowance is 1.68 metres. All required MDS are met except for the nearest surrounding dwelling. Based on measurements from the GIS the shortest distance between the manure storage/livestock barns and the nearest dwelling on a surrounding property is 79 metres.

The MDS Document states that MDS II setbacks should not be reduced except in limited site specific circumstances that meet the intent of the MDS Document. It states if deemed appropriate by a municipality, the process by which a reduction to MDS II may be considered, would typically be through a minor variance to the local Zoning By-Law provisions. To a lesser extent a site specific Zoning By-Law amendment may also be appropriate.

Information from the Ministry of Agricultural, Food and Rural Affairs website states that horses must have access to shelter that protects them from the harmful effects of extreme weather conditions. It states that shelter can be natural (e.g. trees, hedges) or constructed. If a shelter is constructed, the MDS II Formulae calculator recommends the barn size to be 250 square feet.

5. Background

Historically the property use included commercial greenhouses and small agricultural uses such as goats, chickens, and fox. Between 2007 and 2010, through a Zoning By-Law review, the property was rezoned from Natural Resources (NR) to Rural Residential (R4).

A review of archive files revealed that agricultural use has occurred for many years on property around Pickerel Drive, and that an Application for Official Plan and Zoning By-Law Amendment was submitted in 2004 to allow for the expansion of the use as well as construction of new agricultural facilities, but it was not approved. The province had raised concerns with the existing agricultural use as well as proposed expansion including insufficient distance separation between neighbouring dwellings and inadequate drainage management.

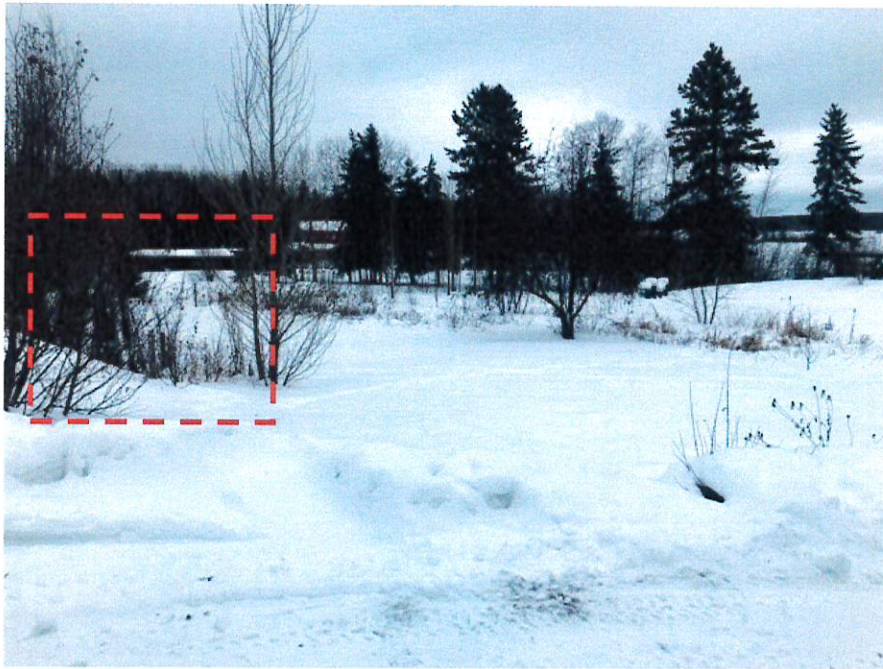
Our current Zoning By-Law permits the keeping of horses upon rural residential lots within the Municipality, one of which is a waterfront property.

On June 27th, 2022, a Zoning By-Law Amendment was approved rezone the property from R4 to R4-12.

6. Site Visit and Photos

On Thursday, February 9th, 2023, members of the Planning Advisory Committee (PAC) visited the property and obtained a sense of the proposed temporary use. The applicant explained where the horse would be accommodated and where the manure would be stored. The members recognized that the proposed pasture and shelter location is over 65 metres from the lake. All our questions were answered, and we felt that we were able to obtain a good understanding of the proposal.

Photo 1: Proposed Shelter Location



Photos 2: Manure Storage Location



2022 Aerial Photo showing proposed location.



7. Notice Circulation

Notice of the application was posted at the Municipal Office; on the Municipal Website; mailed to property owners within 120 metres of the subject location; given to applicable agencies; Ministry of Natural Resources and Forestry; Ministry of Environment, Conservation and Parks; and provided to applicable Department Heads.

A copy of the notice, circulated on January 23rd, 2023, is attached.

The Ministry of Natural Resources and Forestry advised they will provide comment prior to the meeting. The Ministry of Environment, Conservation and Parks advised they do not comment on applications where the Municipality has approval authority.

To date the Municipality has received three letters in support of the application, attached to this report.

9. Public Hearing

A public hearing is scheduled to be held on February 14th, 2023, to hear any comments of the public. In consideration that the public hearing is to be held the same evening that the Committee will have the opportunity to consider recommendation of the application, it is important to recognize that new information brought forward at the meeting has potential to affect the outcome of the Planning Coordinator’s recommendation as well as the Committee’s recommendation.

10. Analysis and Conclusion

The applicant is proposing the temporary use of the subject property to permit the keeping of one horse, which is not currently permitted in the R4-12 zone. The application indicates the reason for the request, is for their daughter to further her knowledge and skills in her pursuit of becoming a veterinarian. The applicant has indicated that there will not be a future request for a zoning by-law amendment as once their daughter leaves for secondary school they do not wish to continue having a horse.

The proposed area for the horse, as per GIS measurements, is approximately 65 metres from the highwater mark, 10 metres from the east lot line, 66 metres from the west lot line, and 49 metres from the road allowance. The neighbouring lots are zoned Rural Residential and Rural Commercial.

The application indicates that there will be shelter and a pasture for the horse. The application also states that the manure will be collected daily and added to gardens and existing dry manure storage, which will be used in gardens.

This proposed temporary use provision should be examined based on whether it is consistent with the intent of the OP and is compatible with other uses in the area. As previously noted, the OP permits temporary use provisions that do not conform to the land use designation. The criteria states an agreement is to be entered into with the developer specifying the conditions. The conditions will be covered in the By-Law for the temporary use provision.

12. Recommendation

The proposed temporary use provision for keeping one horse is a local matter worthy of consideration. Towards a resolution and decision, both the Committee and Council should carefully consider the approved policies of the Official Plan, the 2020 Provincial Policy Statement, as well as those comments made by the province, agencies, and the public.

I support the application for temporary use provision, contingent on favourable comments from the Ministry of Natural Resources and Forestry.



Kristina Grondin
Planning Coordinator

Attachments:

- Notice of Application and Public Meeting
- Complete Application for Zoning By-Law Amendment
- Draft Zoning By-Law Amendment
- 3 Letters



Notice dated: January 23rd, 2023

**NOTICE OF APPLICATION AND PUBLIC MEETING
FOR A TEMPORARY USE PROVISION, FILE NUMBER D14-23-01**
Planning Act, R.S.O. 1990, c.P.13, s. 39.

TAKE NOTICE that the Council of The Corporation of the Municipality of Red Lake has received a complete application for a Temporary Use Provision described as follows:

LOCATION OF PROPERTY: 12 Pickerel Drive. Refer to the location sketch below.

PROPERTY DESCRIPTION: The subject property is designated Rural Residential in the Official Plan and zoned site specific Rural Residential R4-12 to permit a dwelling, commercial greenhouses and site specific agricultural uses (goats and chickens).

PURPOSE AND EFFECT OF THE APPLICATIONS: The applicant is requesting to temporarily change the permitted use to allow the boarding of one (1) horse for personal use for a period of 3 years.

OTHER PLANNING APPLICATIONS RELEVANT TO THE SUBJECT LOCATION:

No other applications have been received as of the date of this notice.



ADDITIONAL INFORMATION about the application is available for public inspection during regular office hours at the address shown below.

TAKE NOTICE that the Temporary Use Provision application under the above file number will be heard by the Planning Advisory Committee (PAC) of The Corporation of the Municipality of Red Lake on the date, and at the time and place shown below. The Council of the Municipality of Red Lake will consider a decision regarding the application at their regular meeting following this public meeting or at a special meeting (which shall be advertised as per the Notice By-Law).

PUBLIC MEETING: You are entitled to attend this public meeting in person to express your views about the application. If you are aware of any person interested in or affected by the application who has not received a copy of this notice you are requested to inform that person of this meeting. If you wish to make written comments on the application, they may be forwarded to the Clerk of The Corporation of the Municipality of Red Lake at the address below.

FAILURE TO MAKE ORAL OR WRITTEN SUBMISSION: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Municipality of Red Lake before the by-law is passed:

- a) the person or public body is not entitled to appeal the decision of the Council of The Corporation of the Municipality of Red Lake to the Local Planning Appeal Tribunal.
- b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of the Temporary Use Provision may be made by any person or public body not later than 20 days after notice of the decision is given.

NOTICE OF DECISION: If you wish to be notified of the decision of the Council of The Corporation of the Municipality of Red Lake in respect of the application for a Temporary Use Provision, you must make a written request to the Council of The Corporation of the Municipality of Red Lake at the address shown below.

DATE AND TIME OF PUBLIC MEETINGS: Tuesday, February 14th, 2023 at 5:00 p.m.

PLACE AND ADDRESS: Red Lake Municipal Office, Council Chambers. Located at 2 Fifth Street, Balmertown. Mailing Address: P.O. Box 1000, Balmertown, ON P0V 1C0

Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.

If you have any questions, please contact the Planning Department at 807-735-2096 x 234 or by email at kristina.grondin@redlake.ca



MUNICIPALITY OF RED LAKE APPLICATION FOR A ZONING BY-LAW AMENDMENT OR TEMPORARY USE PROVISION

Planning Act, R.S.O. 1990, c. P13, s. 34(10.1); 1996, O. Reg. 545/06, Schedule

APPLICATION FEE ENCLOSED - \$600.00

THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC. THIS APPLICATION, INCLUDING INFORMATION ABOUT YOUR PROPOSAL, WILL BECOME PART OF THE PUBLIC AGENDA OF COUNCIL AND COMMITTEES. NOTICE OF THE APPLICATION MAY ALSO BE PLACED INTO THE NEWSPAPER.

NAME OF OWNER DAVID + MONICA SAVAGE		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 12 PICKEREL DR, BALMERTOWN	POSTAL BOX Box 407	STREET ADDRESS	POSTAL BOX
POSTAL/ZIP CODE P0V 1C0	PROV./STATE ON	POSTAL/ZIP CODE	PROV./STATE
TELEPHONE 807-728-0700	TELEPHONE		
EMAIL monica_layla1@hotmail.ca	EMAIL		

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT?

NO

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES

PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS SRO; PT BLK 5 PLAN 23M799, Parts 4+11, 23R 8188 + Pt 1 23 R11255, THE		
MUNICIPALITY OF RED LAKE, DISTRICT OF KENORA		
Street address and town site name 12 PICKEREL DR, BALMERTOWN ON		
DIMENSIONS OF SUBJECT LAND		INCL. SHORELINE
Frontage (metres): 98.442m	Depth (metres): 125.03m	Area (hectares): 1.35 HECTARES

LAND USE DESIGNATION WITHIN THE OFFICIAL PLAN? HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?

CURRENTLY R4-12

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN

TEMPORARY HOUSING + PASTURE FOR ONE (1) HORSE (1200 LBS)

ZONING WITHIN THE ZONING BY-LAW? HAS A SITE SPECIFIC ZONING BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?

LAND USE HAD RECENTLY BEEN APPROVED FOR GREENHOUSES, 6 GOATS, CHICKENS + HONEYBEES. HORSE IS FOR OUR DAUGHTER TO FURTHER DEVELOP KNOWLEDGE + SKILLS IN HER PURSUIT OF BECOMING A VETERINARIAN.

DATE SUBJECT LAND WAS ACQUIRED ON: <u>APRIL 27, 2015</u>
ARE THE MINERAL RIGHTS CROWN OR PATENTED? <u>CROWN</u>
ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION? <u>NO</u>
IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION? <u>SHORELINE IS OWNED</u>

PROPOSAL INFORMATION:

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED
<u>TEMPORARY APPROVAL FOR ONE (1) HORSE</u>	<u>TO ADD A TEMPORARY LARGE ANIMAL TO THE SITE.</u>

EXISTING BUILDINGS AND STRUCTURES – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - <u>RESIDENCE</u>	Front lot line setback: <u>55m</u>	Height in metres: <u>7.62m</u>
DATE CONSTRUCTED <u>1979/1980</u>	Rear lot line setback: <u>80m</u>	Dimensions: <u>6.1m x 15.24m</u>
	Side lot line setback: <u>30m</u>	Floor Area: <u>185.8m²</u>
	Side lot line setback: <u>55m</u>	
TYPE -	Front lot line setback: <u>55m</u>	Height in metres: <u>4.572m</u>
DATE CONSTRUCTED	Rear lot line setback: <u>91m</u>	Dimensions: <u>9.14m x 10.97m</u>
	Side lot line setback: <u>22m</u>	Floor Area: <u>100.34m²</u>
	Side lot line setback: <u>73m</u>	

PROPOSED BUILDINGS AND STRUCTURES – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - <u>1 HORSE STABLE/BARN</u>	Front lot line setback: <u>43m</u>	Height in metres: <u>4m</u>
	Rear lot line setback: <u>82m</u>	Dimensions: <u>4m x 5m</u>
	Side lot line setback: <u>70m</u>	Floor Area: <u>20m²</u>
	Side lot line setback: <u>15m</u>	
TYPE -	Front lot line setback:	Height in metres:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	

ACCESS – Access to the subject land will be by:

<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Seasonally maintained Municipal road
<input checked="" type="checkbox"/> Year round maintained Municipal road	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Private road	<input type="checkbox"/> Water

WATER ACCESS – Where access to the subject land is by water only:

Docking facilities (specify).....	Parking facilities (specify).....
distance from subject land	distance from subject land
distance from nearest public road	distance from nearest public road

EXISTING USES of subject land:

LENGTH OF TIME the existing uses of the subject land have continued:

RESIDENCE, GARDENS, CHICKENS,
HONEYBEES

40+ years

PROPOSED USES of the subject land:

TO ADD ONE (1) HORSE TO THE PROPERTY FOR A LIMITED TIME

POTABLE WATER is provided to the subject land by:

- | | |
|--|--|
| <input type="checkbox"/> Publicly-owned/operated piped water system | <input type="checkbox"/> Lake or other water body |
| <input checked="" type="checkbox"/> Privately-owned/operated individual well | <input type="checkbox"/> Other means (specify) |
| <input type="checkbox"/> Privately-owned/operated communal well | |

SEWAGE DISPOSAL is or will be provided to the subject land by:

- | | |
|---|--|
| <input type="checkbox"/> Publicly-owned/operated sewage system | <input type="checkbox"/> Privy |
| <input checked="" type="checkbox"/> Privately-owned/operated individual septic system | <input type="checkbox"/> Other means (specify) |
| <input type="checkbox"/> Privately-owned/operated communal septic system | |

*Properties to be serviced by private sewage systems will require a preliminary soils inspection. It is the responsibility of the applicant to arrange an inspection with the Northwestern Health Unit.

*If the requested amendment would permit development on privately owned and operated individual or communal sewage system, and more than 4500 litres of effluent would be produced per day as a result of the proposed development, a servicing options report and a hydrogeological report must be provided.

STORM DRAINAGE is provided to the subject land by:

- | | | | |
|---------------------------------|---|---------------------------------|--|
| <input type="checkbox"/> Sewers | <input checked="" type="checkbox"/> Ditches | <input type="checkbox"/> Swales | <input type="checkbox"/> Other means (specify) |
|---------------------------------|---|---------------------------------|--|

WASTE DISPOSAL – What is the expected type and volume of waste to be produced on the subject land? How will this waste be managed? i.e. Pick-up, etc.

MANURE WILL BE COLLECTED DAILY & ADDED TO GARDENS / EXISTING DRY MANURE STORAGE (TO BE USED IN GARDENS)

Would the proposed amendment remove the subject land from an area of employment?

NO

OTHER APPLICATIONS – if known, indicate if the subject land is or will be the subject of an application under the Act for:

- | | |
|--|--------------|
| <input type="checkbox"/> approval of a plan of subdivision (under section 51) File | Status |
|--|--------------|

If Yes please describe in detail: _____
 consent (under section 53) File Status

If Yes please describe in detail: _____
 zoning by-law amendment (under section 34) File Status

If Yes please describe in detail: _____

Are you aware of any *Planning Act* Applications within currently being proposed for any properties within 120 metres of the subject property?

CHECK AS APPLICABLE:

Does the Owner own any adjoining property? Yes No
 If Yes please describe in detail: _____

is there any reason to believe that the site may be environmentally contaminated? Yes No
 If Yes please describe in detail: _____

Has an industrial or commercial use been on or adjacent to the property? Yes No
 If Yes please describe in detail: FLOAT PLANES + COMMERCIAL GREENHOUSES

Has lot grading been changed by adding or removing earth or other material? ? Yes No

Has the Ministry of the Environment or any other ministry advised the owners that the property is, or may be contaminated? Yes No
 If Yes please describe in detail: _____

Are there any known Natural Heritage values existing on the site? Yes No

HOUSING AFFORDABILITY

For applications that include permanent housing, complete *Table A- Housing Affordability*. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of the application. If additional space is needed, attach a separate page.

Table A – Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/ Rent
Semi-detached			
Link/ Semi-detached			
Row or Townhouse			
Mobile home/ trailer			
Apartment block			
Other types or multiples			

How in your view will the proposal fit with the existing land uses in the area?
PICKEREL DRIVE CURRENTLY HAS: FLOAT PLANE OPERATIONS, AGRICULTURE HORSES, RESIDENCES, A CAMPGROUND, GREENHOUSES + GOATS/CHICKENS/HONEYBEES.

Is the proposed amendment consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? (The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at www.mah.gov.on.ca/Page215.aspx)

YES

Is the subject land within an area of land designated under any Provincial Plan or Plans?

YES

Is there any other information that you think may be useful to the Municipality in reviewing this application for an amendment? If so, explain below or attach a separate page with this information.

THE HORSE IS FOR OUR DAUGHTER TO LEARN ON & BECOME FAMILIAR WITH LARGE ANIMALS IN HER PURSUIT OF A CAREER AS A VETERINARIAN. IT WILL ASSIST IN LARGE-ANIMAL CARE EDUCATION PRIOR TO POST-SECONDARY EDUCATION.

SITE PLAN SKETCH:

Minimum requirements will be a sketch, on letter paper, showing the following:

- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries of the property subject to the application including area and dimensions if different from above
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, indicating the distance of the buildings or structures from other buildings and the front yard line, rear yard line and the side yard lot lines.
- The location or proposed location of any sewage disposal systems, including pit privies, grey water, or septic systems
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, wells and sewage systems.
- The existing uses of lands on adjacent properties (i.e. residential, automotive repair, retail)
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking spaces, landscaping, amenity areas, etc.
- As applicable - fire access route, outdoor equipment and storage, walkway, curbing, fencing
- Existing municipal infrastructure immediately adjacent to the site (roads, lane, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/We the undersigned, being the owner of the subject land, hereby authorize
to be the applicant in the submission of this application. This application has been submitted with my/our full knowledge and endorsement.

Signature of 1st Owner or Signing Officer

Signature of Witness

Signature of 2nd Owner or Signing Officer

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, DAVID SAVAGE + MONICA SAVAGE of the MUNICIPALITY of
(Municipality/ City)
RED LAKE / BALMERTON in the PROVINCE of ONTARIO
(Province)

solemnly declare that the statements and any maps or plans submitted with this application are true, and 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 and provided by me are true and I make this solemn of the Canada Evidence Act.

Sworn (or declared) before me at the _____ of _____
in the _____ of _____

This _____ day of _____

Commissioner for Taking Affidavits

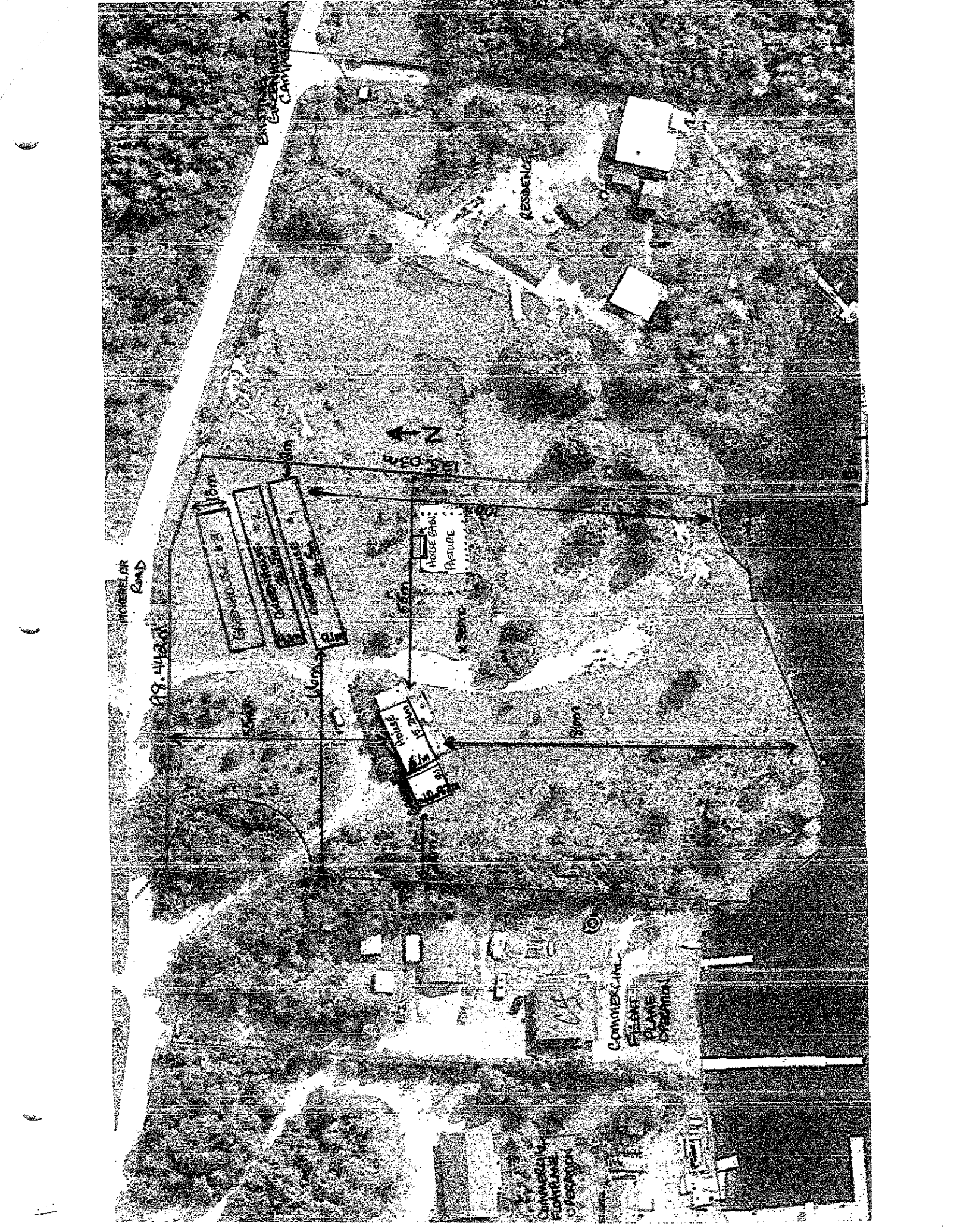
David Savage
1st Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

Monica Savage
2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: _____



EXISTING GREENHOUSE CAMP

RESIDENCE

PROVINCIAL ROAD

150m

100m

EXISTING GREENHOUSE CAMP

100m

HORSE BAR
ASTUDE

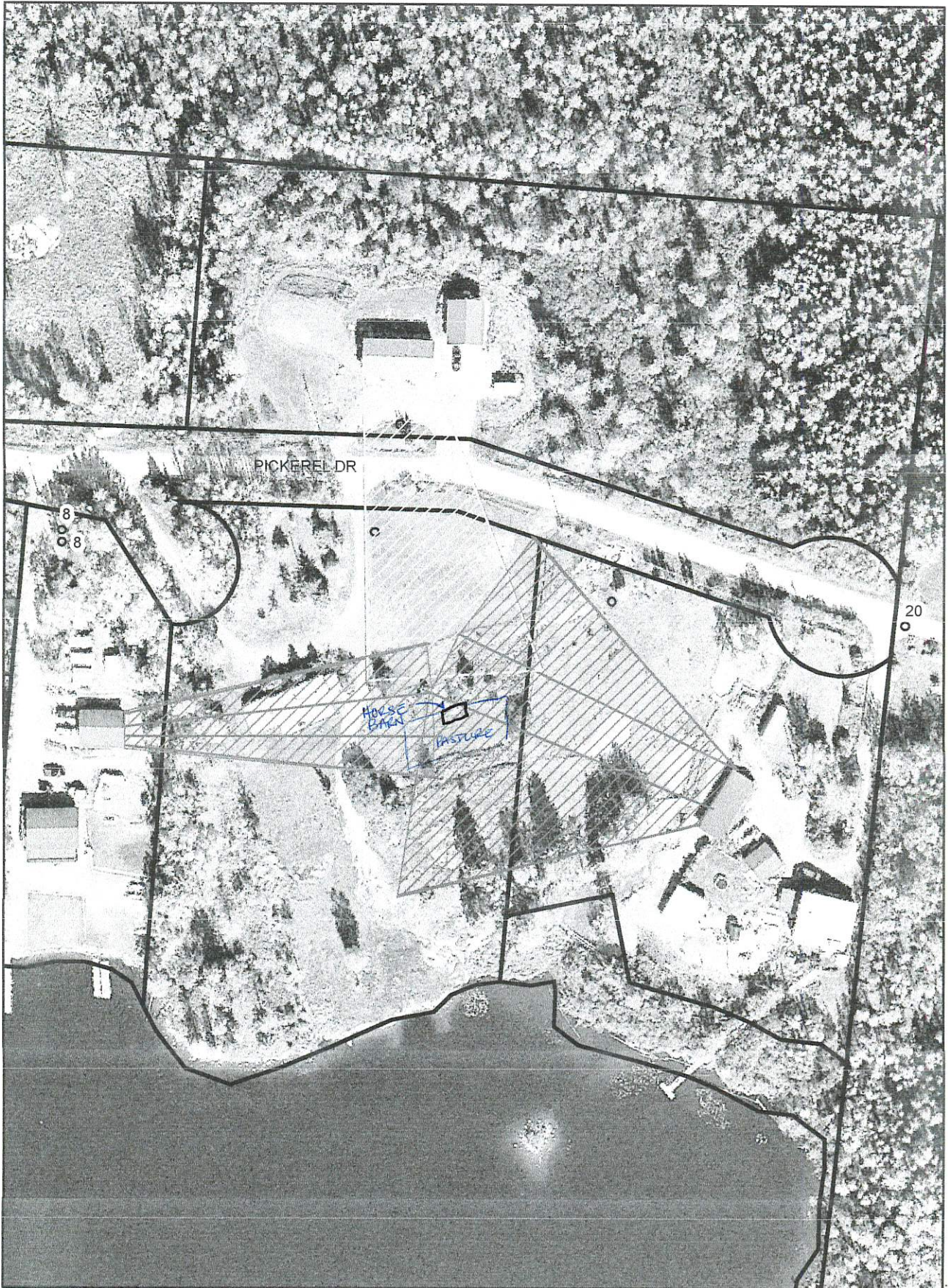
50m

100m

COMMERCIAL FLIGHT PLANE OPERATION

COMMERCIAL FLIGHT OPERATION





PLAN 23R-11255

RECORDED AND INDEXED
DATE **April 13th 1956**

S. B. Belsky, Asst.
City and County Surveyor for the
City and County of Kenora

I REQUIRE THIS PLAN TO BE
FILED FOR THE
LAND TITLES ACT.

DATE **March 28, 2004**

W. J. Bowman
Ontario Land Surveyor

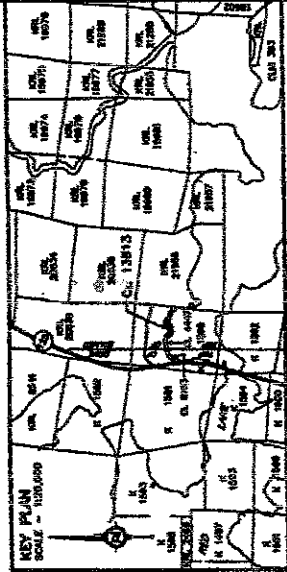
PART	SCHEDULE				REMARKS
	ACRES	RECORDED	PLAN/BOOK/	PLAN/BOOK/	
1	11-1883	CL 1585	CL 1585	CL 1585	

APPLICANT TO BESEAL THIS PLAN OF SURVEY OF LAND AND TO BESEAL BY THE SURVEYOR GENERAL OF ONTARIO ON THE 28th DAY OF MARCH 2004.

**PLAN OF SURVEY OF
LOCATION CL 13813
BEING PART OF THE
SURFACE RIGHTS RESERVATION
WITHIN
MINING CLAIM K-1595
TOWNSHIP OF BALMER
MUNICIPALITY OF RED LAKE
DISTRICT OF KENORA
PATRICIA PORTION**

W. J. BOWMAN LTD.
2000

SCALE - 1:1500
1" = 1500'



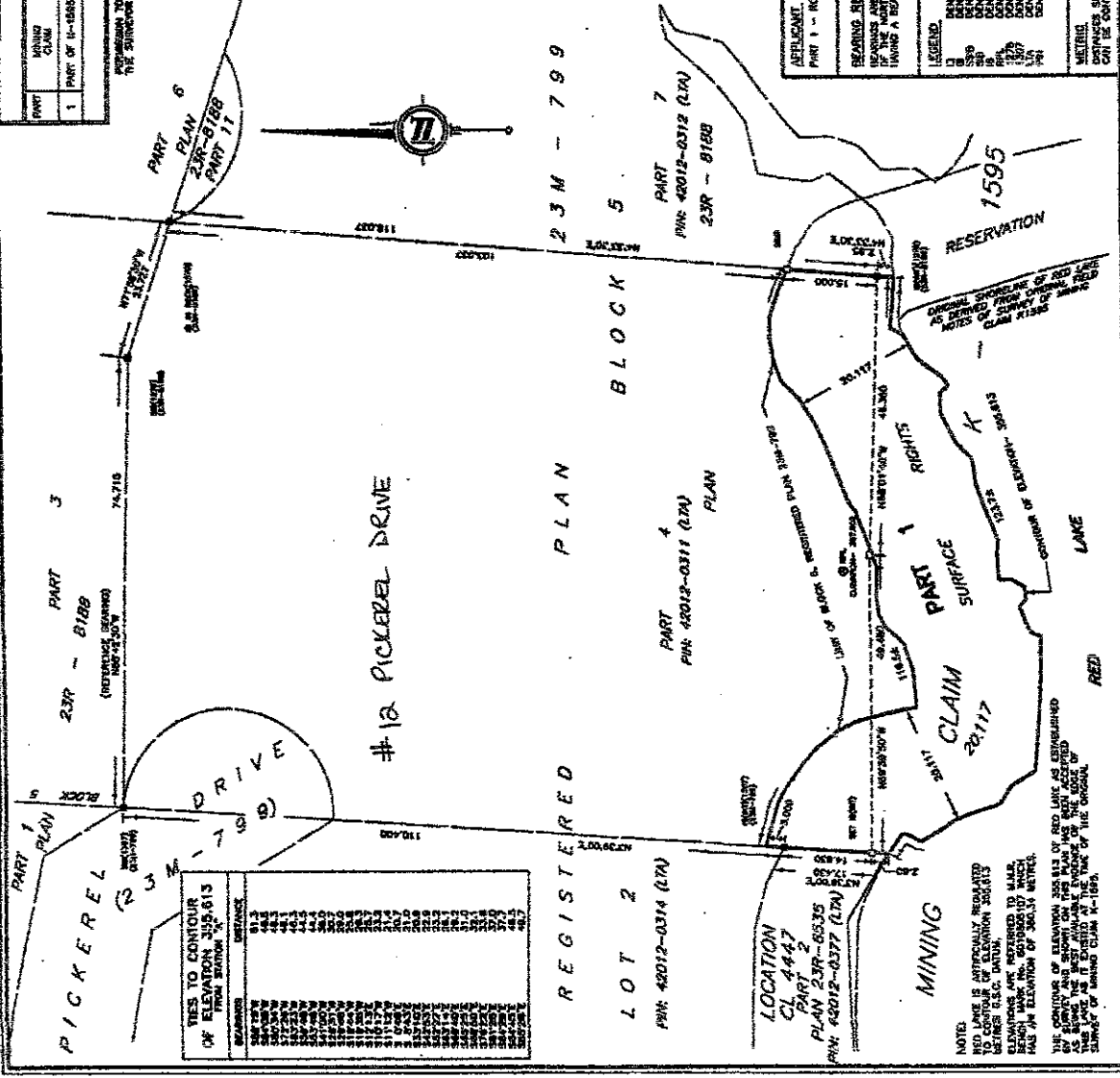
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREIN.
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2004.
3. THIS PLAN AND FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY AND I HAVE BEEN PRESENT ON THE SITE DURING THE PROGRESS OF THIS SURVEY.

DATE **March 28, 2004**
W. J. BOWMAN LTD.
ONTARIO LAND SURVEYOR

W. J. BOWMAN LTD.
ONTARIO LAND SURVEYOR
455 GOVERNMENT ST. 2ND FLOOR, SUITE 200, OTTAWA, ONTARIO
K1P 1Y7
PHONE: (613) 232-3848
FAX: (613) 232-3848

DESIGN BY: **W. J. BOWMAN LTD.**
CURRENT ISSUE: **PLAN 23R-11255**
500 No. 438 F.A.S. 8270-98-78 PLAN No. **AG-419**



NOTES TO CONTOUR OF ELEVATION 200.015

STATION	ELEVATION
1	200.015
2	200.015
3	200.015
4	200.015
5	200.015
6	200.015
7	200.015
8	200.015
9	200.015
10	200.015
11	200.015
12	200.015
13	200.015
14	200.015
15	200.015
16	200.015
17	200.015
18	200.015
19	200.015
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49	200.015
50	200.015

NOTE:
RED LAKE IS SPECIALLY REGARDED TO CONTOUR OF ELEVATION 200.015 BEING S.E.C. DATION.
ELEVATION OF RED LAKE IS 200.015 METERS TO WATER SURFACE.
PLAN HAS AN ELEVATION OF 200.015 METERS.
THE CONTOUR OF ELEVATION 200.015 OF RED LAKE IS ASSUMED TO BE THE SAME AS THE CONTOUR OF ELEVATION 200.015 OF THE ORIGINAL SURVEY OF MINING CLAIM K-1595.

DEFINITIONS:
PART 1 - ROAD R AND WARE FISHER
PART 2 - ROAD R AND WARE FISHER
PART 3 - ROAD R AND WARE FISHER
PART 4 - ROAD R AND WARE FISHER
PART 5 - ROAD R AND WARE FISHER
PART 6 - ROAD R AND WARE FISHER
PART 7 - ROAD R AND WARE FISHER

LEGEND:
SOLID LINE DENOTES A PLANNED SURVEY MONUMENT
DOTTED LINE DENOTES AN UNPLANNED SURVEY MONUMENT
DASHED LINE DENOTES A BOUNDARY OF A SURVEY MONUMENT
DOTTED LINE DENOTES A BOUNDARY OF A SURVEY MONUMENT
DASHED LINE DENOTES A BOUNDARY OF A SURVEY MONUMENT
DOTTED LINE DENOTES A BOUNDARY OF A SURVEY MONUMENT



THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

BY-LAW No. XX-2023

BEING A BY-LAW TO TEMPORARILY AMEND BY-LAW NO. 1930-14 WHICH REGULATES THE USE OF LAND, CHARACTER AND LOCATION OF BUILDINGS, AND STRUCTURES IN THE MUNICIPALITY OF RED LAKE

WHEREAS the Official Plan of the Corporation of the Municipality of Red Lake was approved by the Minister of Municipal Affairs on October 22, 2015; and

WHEREAS Council deems it advisable to temporarily allow for the keeping of one (1) horse for personal use in a site specific Rural Residential (R4-12) zone by enacting a Temporary Use Provision in coordination with the Zoning By-Law being By-Law No. 1930-14 in accordance with the provisions of Section 39 of the Planning Act, Chapter P13, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Municipality of Red Lake hereby **ENACTS AS FOLLOWS:**

SECTION 1 – Application

- 1.1 This By-Law shall apply to property located at 12 Pickerel Drive, Municipality of Red Lake.
- 1.2. A location sketch identified as "Schedule A" is attached hereto and forms part of this By-Law. The property subject to this Temporary Use Provision is shown as "Subject Lands".

SECTION 2 – Purpose and Effect

- 2.1 A Temporary Use Provision in coordination with By-Law No. 1930-14 is hereby enacted insofar as it applies to the permitted temporary use of lands, as shown on Schedule A, for the keeping of one (1) horse for personal use.

The regulated zoning classification of the lands shown as "Subject Lands" are zoned site specific Rural Residential (R4-12); however a temporary use provision shall also apply.

SECTION 3 – Temporary Use Provision

- 3.1 Whereas the regulated zoning of the subject lands is site specific Rural Residential (R4-12), a Temporary Use Provision allows for the keeping of one (1) horse for personal use on the Subject Lands. This by-law would allow for its use for the period of three (3) years, and shall become effective from the date of its final passing, following the required appeal period of 20 days.

SECTION 4 – Conformity with Official Plan

The proposed By-Law is in conformity with the Official Plan for the Municipality of Red Lake, as provided within the statement given in Schedule B, attached hereto.

THAT this By-Law shall come into force and take effect upon the final passing thereof.

By-Law read a **FIRST** and **SECOND TIME** this 21st day of February, 2023.

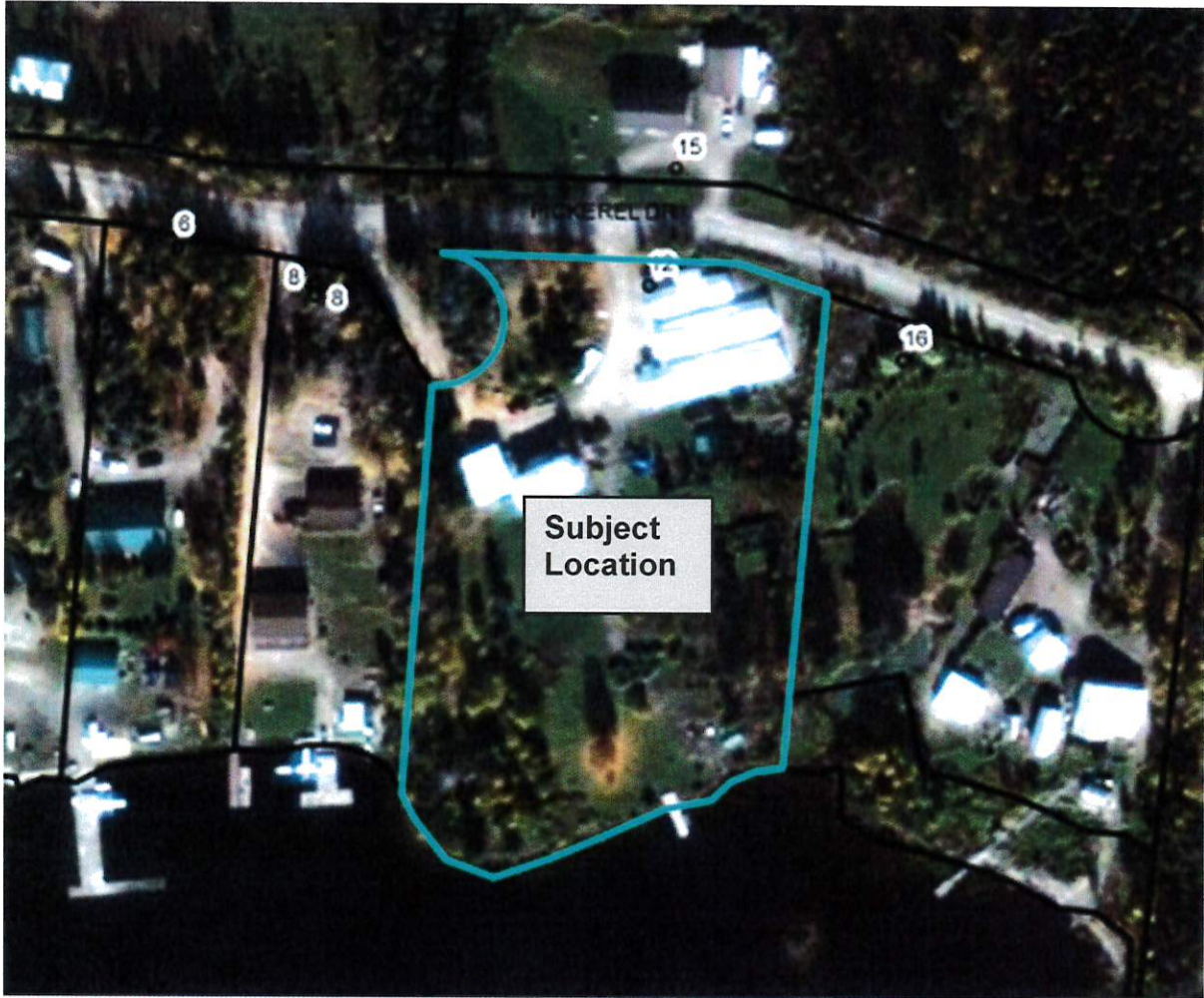
Fred Mota, Mayor

Christine Goulet, Clerk

By-Law read a **THIRD TIME** and **FINALLY PASSED** this 21ST day of February, 2023.

Fred Mota, Mayor

Christine Goulet, Clerk



Municipality of Red Lake
KEY MAP
By-Law No. XX-2023



SCHEDULE B

STATEMENT OF CONFORMITY TO THE OFFICIAL PLAN
FOR THE MUNICIPALITY OF RED LAKE (BY-LAW 1937-14)

I, CHRISTINE G. GOULET, CLERK OF THE MUNICIPALITY OF RED LAKE,
HAVE REVIEWED BY-LAW NO. XX-2023 OF THE MUNICIPALITY
OF RED LAKE, AND I AM OF THE OPINION THAT THIS BY-LAW
IS IN CONFORMITY WITH THE OFFICIAL PLAN FOR THE
MUNICIPALITY OF RED LAKE (BY-LAW 1937-14).

Christine Goulet, Clerk

Date: February 21st, 2023

To whom it may concern

I was asked if I could write a letter stating the benefits of having horses in your own back yard. I have been involved in the horse industry and have owned horses for over 46 years. I am a certified coach and judge and have seen the difference in those kids that have grew up with horses and those that have not.

The biggest thing you will notice about a person's attitude that has grown up around horses is the compassion, work ethic and how they are driven. Owning a horse and taking care of a horse is no small feat. You must be driven and dedicated to what you are doing. You are taking care of a living animal that solely depends on you. The responsibilities that are put upon the youth will make them well-rounded citizen in years to follow. The kids do not show attitude. They do not get involved into the drugs, alcohol, stealing and mischief.

The chores that are involved with taking care of and owning a horse are daily. They are a job. This leads to adults that can handle hard tasks in the workplace and adults that will take responsibility for their actions. From the daily feeding to the cleaning of the facility, everything must be done to spec. You cannot leave a mess and expect it to just disappear.

When looking at the aspect of the manure and left over hay and or straw in the area, many have said it is an environmental hazard. Which is totally false. When you compost or rotate your manure piles that include hay or straw you will produce an amazing topsoil that is one of the best for fertilizers. Everything breaks down and the soil that is produced is in high demand by many local gardeners.

I'm not to sure what else is required in this letter. My favors are for allowing horses or livestock for that matter in the back yards. If the area is sufficient in space and does not cause any detrimental health concerns to the animals, I believe it is a good idea. There is nothing wrong with teaching our future leaders about responsibilities and this is one of the best ways to begin.

Thank you,

Stacy Danielson

If you have any further questions or concerns, please feel free to call me at 807-938-7726

RECEIVED

FEB 09 2023

Municipality of Red Lake

Subject: Requesting horse ownership

From: Alabama Rose [REDACTED]

Date: 2023-02-09, 9:13 a.m.

To: Kristina.grondin@redlake.ca

Dear Red Lake Council and Planning Advisory Committee,

I am writing to the council and committee on behalf of Charlie Savage, who would like to care for her own horse. I believe this is a wonderful way for youth to learn responsibility, as this will require much hard work and dedication.

Caring for a horse teaches many invaluable skills—friendship, commitment, time management skills and more.

Additionally, providing for the animal's needs is an excellent way to get outdoors. Not only does this benefit one's physical health, but also mental health.

Thank you for your consideration of this request.

Sincerely,
Alabama Yutzy

RECEIVED
FEB 09 2023
Municipality of Red Lake

February 10, 2023

Dear Mayor Mota and Council,

I recently heard about the situation regarding the possibility of rezoning at # 12 Pickerel Drive for the purpose of homing a horse. There are a few reasons why I think a horse would be beneficial at this property and for the community. Please consider this letter as support for rezoning at the Savage property.

Monica Savage and family are committed to the community of Red Lake. They have recently purchased Chukuni Greenhouses on their property and plan to operate this business in our community for many years to come. Their greenhouse will be a busy space during the summer months and will no doubt attract many customers. I believe families would also enjoy viewing a horse on the property and will learn from the experience of plants, animals and a holistic method of living.

The Savage family have much to offer community members to learn from. They already raise and care for chickens, goats and bees on their property. I have personally had opportunity to visit and learn from the animals and envision that children's groups, families and students interested in farming might also visit and learn how to take care of them. I believe that such an opportunity is currently not offered anywhere in our community and it certainly will demonstrate life in a rural environment. There is a realistic value offered by watching and learning about how to live off the land and raise / support large animals.

The Savage family also has a personal reason for rezoning and keeping their horse at their home. Their daughter Charley is committed becoming a veterinarian. She has an interest in helping animals and is keen on one day opening up a veterinary business in our community. In order to get accepted into a veterinary school, she will likely need practical experience with large animals. Charley is a responsible young lady with a great future ahead of her. She has already proven that she is able to take care of the horse, give it the required attention it needs and maintain all of the necessary supplies (hay, food, etc.)

Although the horse would be a definite benefit to give Charley the experience she needs, I would also like to point out the potential opportunities that Charley and her family may not even have thought about. Equine Therapy is a recognized and growing trend for people who may need emotional and / or mental support. Perhaps, sometime in the future, this horse could be used to help people regulate their emotions by grooming, feeding and caring for the pet.

Some people may have questions regarding the manure from the horse and may have concerns about it seeping into the river. I would like to suggest that the Savages collect the manure and use it as compost. The compost could then be used for the greenhouses and the gardens that the Savage family currently maintains. This would eliminate any concern for environmental damage to their property or any surrounding land or water.

It is my hope that Council will give this letter consideration when deciding whether to rezone the property that the Savage family currently resides on.

Sincerely,



Sylvia McFee

RECEIVED

FEB 10 2023

Municipality of Red Lake