



**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)  
Committee of Adjustment (COA)  
Planning Advisory Committee

DATE: June 9<sup>th</sup>, 2023

FROM: Kristina Grondin, Planning Coordinator

SUBJECT: Application for Official Plan Amendment; Application for Zoning By-Law Amendment; Application for Consent to Sever: Part Mining Claim K1619 (Recorded as KRL 10334) Being Parts 5-10 of Plan 23R-11403 – Carlson

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### **1. Purpose of Application**

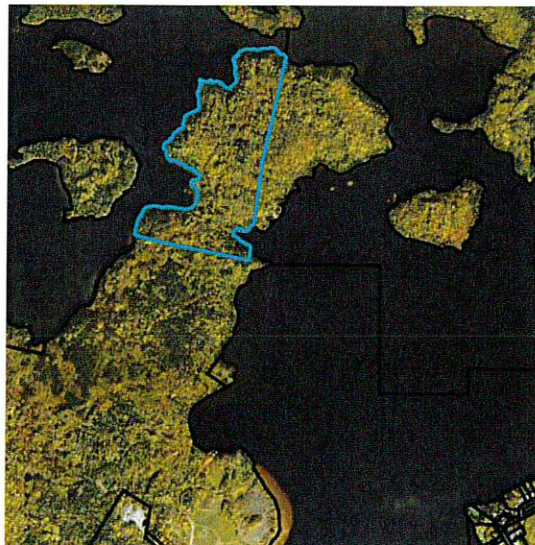
These applications pertain to a property located on the north side of McKenzie Island, fronting Red Lake, Part Mining Claim K1619 (Recorded as KRL 10334) Being Parts 5-10 of Plan 23R-11403. The Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBLA) only apply to Part 10 of Plan 23R-11403. The Consent to Sever applies to Parts 5-10 of Plan 23R-11403.

The purpose of the Consent to Sever is to create 2 new lots and 1 retained lot. The OPA and ZBLA is to permit one of the new lots to be less than 1 hectare, resulting in the lot (Part 10) being 0.722 hectares in size.

### **2. Description of Property**

The subject property is designated Natural Resources and zoned Recreational Residential (R5). All Parts are undeveloped and are water access only. The total area of the subject property is 21.219 hectares. Parts 7 and 8 are under water and total 2.052 hectares.

### **3. Aerial Photo**



#### **4. Official Plan & Zoning By-Law**

Official Plan:

Section 4.8.12 Recreational Residential lots shall be a minimum of 1.0 hectare in size with a minimum lot width of 45 metres.

Section 4.8.14 The polices of this Plan with respect to Recreational Residential development along the water within the Municipality are as follows:

- a) Recreational residential development will be allowed to proceed on the basis of applications for consent in instances of infilling or as approved by Council;
- b) Site conditions must be suitable for individual water and sewage systems, that are capable of meeting the Northwestern Health Unit standards;
- c) Natural site features and tree cover should be retained where possible and incorporated into the overall development scheme;
- d) Developer shall submit a detailed site plan;

Section 6.2 Development outside of the townsite shown of schedules A1 to A4 shall be serviced by private water and sewage service where site conditions are suitable.

Section 8.8.9 Consents will be granted only if the Municipality is satisfied that a plan of subdivision and condominium would not be a more appropriate.

Section 8.8.10 Consents shall be limited to 2 lots plus 1 retained lot per original parcel of land.

Section 8.8.11 Consents may be granted for recreational residential cottage lots, where no public road access or where access is only available by water. Water access will be granted provided that there exists a public boat access point within reasonable proximity and adequate off street public parking is available.

Section 8.8.13 Consents will be reviewed based on the information obtained from the applicant and as a result of a circulation to the public, appropriate agencies, ministries, boards and commissions, as required.

Zoning By-Law:

Section 9 outlines the requirements of the Recreation Residential (R5) zone. The permitted uses in this zone are limited to recreational residential dwellings. The minimum lot size in the R5 zone is 1 hectare. The minimum lot frontage is 45 metres.

#### **5. Notice and Circulation**

Notice of the application is posted at the Municipal Office; posted on the Municipal website, mailed to property owners within 120 metres of the subject property; advertised in the Municipal Newsletter; emailed to the Ministry of Municipal Affairs and Housing,

Ministry of Natural Resources and Forestry; and distributed to appropriate department heads. A copy of the notice distributed on May 24<sup>th</sup>, 2023, is attached to this report.

The following comments were received:

Ministry of Municipal Affairs and Housing referenced the following:

Section 6.2 of the Official Plan (noted above).

Provincial Policy Statement (PPS) Section 1.1.1(c) - Public Health & Safety: Recognizes the importance of avoiding development and land use patterns which may cause environmental or public health and safety concerns.

MMAH advised that the Environmental, Conservation and Parks recommends minimum lot sizes of 1 hectare. Additionally, the Ontario Building Code (OBC) sets a province wide uniform standard requiring there be a minimum 15 metre clearance between a Class 4 or 5 sewage system and any lakes, ponds, or rivers, as well as other water sources such as wells and reservoirs.

PPS Section 1.6.6.4 – allow for development serviced by individual on-site sewage and water services, under some circumstances, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Lot size is a critical component of determining whether site conditions are suitable for the long-term provision of on-site sewage and water services to ensure that site conditions are appropriate for smaller lot sizes.

MMAH advised that if the Municipality is concerned about the lot size proposed, and whether the proposed development could have a negative impact on the lake, a study to demonstrate that there will be no negative impact to water quality from the undersized lot could be requested.

MMAH recommended that in a future OP update, the Municipality may want to include development parameters for situations like this, when evaluating an application with undersized lots. They requested to be notified of the decision once issued.

The current application was circulated to the Northwestern Health Unit (NWHU) but a response was not received. A report completed by the NWHU in 2005 was attached to the application. The 2005 NWHU report does not include an inspection for Part 10 on its own. It is referenced in Portion B, which also includes Parts 5 & 6.

## **6. Analysis**

The subject property is zoned Recreational Residential and the only permitted use on the proposed lots is one recreational dwelling each. There is a public boat access point with adequate off street parking. The application indicates that lake water will be utilized but drinking water will be carried in. Water capacity on Red Lake is not a concern.

A privy is an acceptable sewage disposal for a recreational dwelling, so a class 4 or 5 septic system is not required. The Municipal Zoning By-Law does not permit buildings or structures to be erected less than 30 metres from the highwater mark. Any building constructed, including a privy, would exceed the Ontario Building Code setback requirement of 15 metres.

Regarding the proposed undersized lot, Part 10 is approximately 124 metres wide by 89 metres deep. The Municipality is not concerned about the lot size and feels there will be no negative impacts on the lake, as all minimum setback requirements can be achieved. The Municipality is confident that Part 10 is suitable for the long-term provision of on-site sewage and water services that are adequate for a recreational residential use.

## **7. Conclusion and Recommendation**

If the Committee agrees with the analysis of this report, the following recommendations are provided:

- Recommend that Council approve Official Plan Amendment (D09-23-02)
- Recommend that Council approve Zoning By-Law Amendment (D14-23-03)
- Approve Consent to Sever (D10-23-03)

Conditions will be applied to the Consent to Sever, as its approval will be contingent upon the approval of the Official Plan Amendment and Zoning By-Law Amendment.



Kristina Grondin  
Planning Coordinator

Attachments:

- Notice
- Complete Applications
- Ministry Comments
- Draft Decisions





**NOTICE OF PUBLIC MEETING  
FOR AN OFFICIAL PLAN AMENDMENT, FILE D09-23-02  
CONSENT TO SEVER, FILE NUMBER D10-23-03  
ZONING BY-LAW AMENDMENT, FILE NUMBER D14-23-03**

**TAKE NOTICE** that the Council of The Corporation of the Municipality of Red Lake has received complete applications for an Official Plan Amendment, Consent to Sever and Zoning By-Law Amendment.

**LOCATION OF PROPERTY:** Parts 5-10 of Plan 23R-11403, McKenzie Island.

**PROPERTY DESCRIPTION:** The subject property is designated Natural Resources and zoned Recreational Residential. Currently vacant.

**PURPOSE AND EFFECT OF APPLICATIONS:** Consent to Sever to create 2 new lots and 1 retained lot (applies to Parts 5-10). Amend the Official Plan and Zoning By-Law to permit a Recreation Residential (R5) lot with an area of 0.722 hectare (applies to Part 10).

**ADDITIONAL INFORMATION:** Available for public inspection during regular office hours at the address shown below.



**TAKE NOTICE** that the proposed amendments under the above file numbers will be heard by the Planning Advisory Committee. The Consent to Sever will be heard by the Committee of Adjustment. All applications will be heard on the date and at the time and place shown below.

**PUBLIC MEETING:** You are entitled to attend this public meeting in person to express your views about the proposed amendments and severance. If you are aware of any person interested in or affected by this proposal 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, 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 amending by-laws are 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 Council of The Corporation of the Municipality of Red Lake in respect of this proposed Amendments to the Official Plan and Zoning By-Law, may be made by any person or public body not later than 20 days after notice of the decision is given.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

**NOTICE OF DECISION:** If you wish to be notified of the decisions, you must make a written request to The Corporation of the Municipality of Red Lake at the address shown below.

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

**DATE AND TIME OF PUBLIC MEETING:** Tuesday, June 13<sup>th</sup>, 2023; 5:00 p.m.

**PLACE AND ADDRESS:** 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 or by email at [kristina.grondin@redlake.ca](mailto:kristina.grondin@redlake.ca)**





FILE NUMBER  
D09-23-02

# MUNICIPALITY OF RED LAKE APPLICATION FOR AN OFFICIAL PLAN AMENDMENT

Planning Act, R.S.O. 1990, c. P13, s. 17; 1996, O. Reg. 543/06, Schedule

APPLICATION FEE FOR OFFICIAL PLAN AMENDMENT ENCLOSED – \$700.00

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(S) Hugh and Enid Carlson		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 21 Waterfront Rd, Red Lake	POSTAL BOX 320	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE P0V 2M0	PROV./ STATE Ontario	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-727-2262		TELEPHONE	
EMAIL enid@redlaker.ca		EMAIL	

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT? IF YES, PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES

No

## PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS

PT Mining Claim K1619 Dome (Recorded as KRL 10334) Being PT 10 PL 23R11403

STREET ADDRESS AND TOWN SITE NAME

McKenzie Island

DIMENSIONS OF SUBJECT LAND

Frontage (metres): 157 m      Depth (metres): 73.79 m      Area (hectares): 0.722 ha

LAND USE DESIGNATION WITHIN THE RED LAKE OFFICIAL PLAN? HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED?

Natural Resources

CURRENT ZONING WITHIN THE ZONING BY-LAW? HAS SITE SPECIFIC ZONING BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED?

Recreational Residential (R5)

EXPLANATION OF HOW THIS PROPOSAL IS SUITED TO SURROUNDING USES

This point of land is on the western shore of McKenzie Island with no road access and no buildings within sight. It is suited for a recreational cabin.

WHAT IS THE PURPOSE OF THE PROPOSED AMENDMENT

Site specific designation to permit a NR lot to be under 1 ha and no less than 0.722 ha

WHAT LAND USES WOULD AN AMENDMENT AUTHORIZE?

Existing permitted uses which includes a recreational cabin

**IS THE OFFICIAL PLAN AMENDMENT REQUIRED TO CHANGE, REPLACE, OR DELETE A POLICY IN THE OFFICIAL PLAN?**  
 CHANGE                  REPLACE                  DELETE

PLEASE DESCRIBE IN DETAIL:

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Would be a site specific amendment to reduce the permitted lot size of the subject property.

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**DOES THE REQUESTED AMENDMENT PROPOSE TO ESTABLISH A NEW AREA OF SETTLEMENT IN THE MUNICIPALITY?**                  **NO**  
 No

**DATE SUBJECT LAND WAS ACQUIRED ON:** 2016 Hugh and Craig Carlson changed ownership in 2022 to Hugh and Enid Carlson

**ARE THE MINERAL RIGHTS CROWN OR PATENTED?** Crown

**ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?** No

**IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?**  
 Crown Reserve - 20.117 m

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

TYPE - None ..... Front lot line setback: ..... Height in metres.....

DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres.....

DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

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

TYPE - None at this time ..... Front lot line setback: ..... Height in metres.....

Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

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 provided by:

<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Municipal Road – seasonal
<input type="checkbox"/> Municipal road – year round	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Private road	<input checked="" type="checkbox"/> Water

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

Docking facilities (specify) <u>Cochenour Docks</u>	Parking facilities (specify) <u>Cochenour Parking Lot</u>
distance from subject land <u>1 mile</u>	distance from subject land <u>1 Mile</u>
distance from nearest public road <u>Abutting Hwy 125</u>	distance from nearest public road <u>Abutting Hwy 125</u>

EXISTING USES of subject land:	LENGTH OF TIME the existing uses of the subject land have continued:
Vancat	N/A

**PROPOSED USES** of the subject land:

Recreational Cabin

**WATER** is or will be provided to the subject land by:

<input type="checkbox"/> Publicly-owned/operated piped water system	<input checked="" type="checkbox"/> Lake or other water body
<input type="checkbox"/> Privately-owned/operated individual well	<input checked="" type="checkbox"/> Other means (specify) <u>Drinking water carried in</u>
<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 checked="" type="checkbox"/> Privy
<input 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 or will be provided to the subject land by:

<input type="checkbox"/> Sewers	<input type="checkbox"/> Ditches	<input type="checkbox"/> Swales	<input checked="" type="checkbox"/> Other means (specify) <u>Natural Drainage</u>
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**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.

Household waste carried out by boat

**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:

approval of a plan of subdivision (under section 51) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

consent (under section 53) File D10-23-03 Status Under Review

If Yes please describe in detail: Create 2 new lots and retain 1 lot

application for rezoning (under section 34) File D14-23-02 Status Under Review

If Yes please describe in detail: Site specific zoning to reduce R5 lot area to 0.722 ha

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

No

**CHECK AS APPLICABLE:**

Does the Owner own any adjoining property?  Yes  No

If Yes please describe in detail: Owns Part 5-10 of Plan 23R-11403 (part of Consent Application)

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: \_\_\_\_\_

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

If Yes please describe in detail: \_\_\_\_\_

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			

**PROPOSAL INFORMATION:**

**How in your view will the proposal fit with the existing land uses in the area?**

The request is to reduce the lot size. We believe that recreational lots do not need to be 1 ha in size to accommodate septic systems, especially when the Crown land reserve adds to the practical use of the lot.

**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](http://www.mah.gov.on.ca/Page215.aspx))

Yes, permitted uses include residential lot creation, including recreational dwellings.

**Land within the Municipality of Red Lake is designated under a Provincial Plan being the Northern Growth Plan that took effect in March 2011. Does this application conform or not conflict with the plan?**

Yes it conforms.

**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, and wells
- 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.

The table below is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment. Please check the appropriate boxes.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Employment lands			<p>If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate:</p> <ul style="list-style-type: none"> <li>● the land is not required for employment purposes over the long term, and that</li> <li>● there is a need for the proposed conversion.</li> </ul>
Rural areas located in municipalities			<ol style="list-style-type: none"> <li>1. Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services;</li> <li>2. Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and</li> <li>3. Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.</li> </ol>
Rural areas in territory without municipal organization			<ol style="list-style-type: none"> <li>1. Demonstrate relationship to the management or use of resources and resource based recreational activities; or</li> <li>2. If proposal is in an area adjacent to and surrounding municipalities, provide information that: <ul style="list-style-type: none"> <li>● the area forms part of a planning area; and</li> <li>● a comprehensive review has determined that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the province.</li> </ul> </li> </ol>
Class 1 industry <sub>1</sub>			If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.
Class 2 industry <sub>2</sub>			If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.
Class 3 industry <sub>3</sub>			If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.
Landfill site(s): closed/active landfill			<p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage treatment plant and waste stabilization pond			<p>There is need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> <li>● 100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or</li> <li>● 150 m of the periphery of the noise/odour-producing source structure of a STP producing greater than 25,000 cubic metres of effluent per day; or</li> <li>● 400 m from the boundary line of a waste stabilization pond.</li> </ul>
Provincial highways			<p>Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposed development is located in proximity to a provincial highway, a traffic impact study and a stormwater management report will be required by the Ministry of Transportation.</p>



Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (In meters)	Additional information that may be required
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30			If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.
Active railway line and major highways			A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: <ul style="list-style-type: none"> <li>● 500 m of a main railway line or of any provincial highway;</li> <li>● 250 m of a secondary railway line;</li> <li>● 100 m of other railways or a freeway right of way; and</li> <li>● 50 m of a provincial highway right-of-way.</li> </ul>
Electricity generating station, hydro transformers, railway yards, etc.			If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line			Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation, other infrastructure, utility and hydro corridors			If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Cultural heritage and archaeology			<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>
Prime agricultural lands/areas			<ul style="list-style-type: none"> <li>● If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken.</li> <li>● Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met).</li> </ul>
Agricultural operations			If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Mineral mining operations and petroleum resource operations and known petroleum resources			<p>If within 1000 m, demonstrate that development and activities would:</p> <ul style="list-style-type: none"> <li>● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources;</li> <li>● not be incompatible for reasons of public health, public safety or environmental impacts.</li> </ul> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential, are permitted if:</p> <ul style="list-style-type: none"> <li>● resource use is not feasible; or</li> <li>● the proposed land use or development serves a greater long-term public interest, and</li> <li>● issues of public health, public safety and environmental impacts are addressed.</li> </ul>
Non-operating mine site within 1000 metres			<p>If within 1000 m, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.</p>
Rehabilitated and abandoned mine sites			<p>If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines. Progressive and final rehabilitation is required to accommodate subsequent land uses.</p>
Mineral aggregate operations, and known deposits of mineral aggregate resources			<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> <li>● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or</li> <li>● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry.</li> </ul> <p>If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would:</p> <ul style="list-style-type: none"> <li>● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources;</li> <li>● not be incompatible for reasons of public health, public safety or environmental impacts.</li> </ul> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <ul style="list-style-type: none"> <li>● the resource use is not feasible; or</li> <li>● the proposed land use serves a greater long-term public interest, and</li> <li>● issues of public health, public safety and environmental impacts are addressed.</li> </ul>
Natural heritage systems			<p>If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long-term ecological function and biodiversity of the system will be maintained, restored or improved.</p>
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species			<p>Development and site alteration are not permitted in the features.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p> <p>Are any known significant habitats present on the subject lands or within 50 m?</p> <p>Has there been preliminary site assessment to identify whether potentially significant habitats are present?</p>
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E			<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest (ANSI)			<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.</p>
Fish habitat			<p>Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>Is any fish habitat on the subject lands or within 30 m?</p> <p>Is any lake trout lake on the subject lands or within 300 m?</p> <p>If yes to any of the above, an environmental impact study may be required.</p>
Adjacent lands to natural heritage features and areas			<p>Development and site alteration are not permitted on adjacent lands to natural heritage features unless:</p> <ul style="list-style-type: none"> <li>● the ecological function of the adjacent lands has been evaluated; and</li> <li>● it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</li> </ul>
Sensitive surface water features and sensitive groundwater features			<p>Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features.</p> <p>Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.</p>
Water quality and quantity			<p>An assessment is generally required to determine potential impacts of development proposals on water quality and quantity.</p> <ul style="list-style-type: none"> <li>● If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed.</li> <li>● As well, in areas of high water table, fractured bedrock or thin overburden, a hydrogeological report may be required in accordance with the Ministry of Environment (MOE) D-Series Guidelines.</li> </ul> <p>(These are not the only instances when a technical study may be needed).</p> <p>Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning process.</p> <p>The province has particular interests in lake trout lakes.</p>



Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional Information that may be required
Natural hazards			<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <ul style="list-style-type: none"> <li>● a dynamic beach hazard?</li> <li>● the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes?</li> <li>● areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway?</li> </ul> <p>Is the proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> <li>● safe access appropriate for the nature of the development and the natural hazard?</li> <li>● Special Policy Area?</li> <li>● uses which by their nature must locate in the floodway?</li> </ul> <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Is the subject land within or partially within:</p> <ol style="list-style-type: none"> <li>1. hazardous lands adjacent to the shorelines of the Great-Lakes – St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)?</li> <li>2. hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)?</li> <li>3. hazardous sites (includes unstable soils and unstable bedrock)?</li> <li>4. a special policy area shown in an approved official plan?</li> <li>5. the food fringe in an area subject to the two zone concept of floodplain management?</li> </ol> <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>
Human-made hazards including mine hazards and high forest fire hazards			<p>Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites			<p>If the proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses; all work undertaken must be to the satisfaction of the province.</p>
Contaminated sites			<p>To determine potential soil contamination, proponents must complete a Phase1 Environmental Site Assessment (ESA) as per the Ministry of Environment regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (In meters)	Additional information that may be required
Crown lands			<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown land.</p>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.</li> <li>2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.</li> <li>3. Class 3 Industry - indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.</li> <li>4. Hazardous Sites - property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography).</li> <li>5. Certain areas of Crown Lands are identified by MNR as being of special interests, such as lake access points.</li> </ol> <p>Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.</p>			

**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.**

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## 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 1<sup>st</sup> Owner or Signing Officer

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of 2<sup>nd</sup> Owner or Signing Officer

\_\_\_\_\_  
Date

## AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Hugh Carlson of the Municipality of Redlake in the Province of Ontario  
(Municipality/ City)

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 Municipality of Redlake  
in the District of Kenora

This 29 day of May, 2023.

Christine Bouff  
Commissioner for Taking Affidavits

[Signature]  
1<sup>st</sup> Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:  
  
**Christine Bouff**  
a Commissioner, etc., District of Kenora  
for the Corporation of the Municipality of Red Lake.

\_\_\_\_\_  
2<sup>nd</sup> Owner/ Signing officer/ Authorized Agent

*This section for Red Lake Municipal office use only:*  
Date complete application received: \_\_\_\_\_



200-1034 (SRO)  
KRL 10667  
(SURVEYED)  
CROWN (MRO)

K 1613  
(SURVEYED)  
RECORDED AS KRL 10224

PIN 42009-1038 (SRO)  
CROWN (MRO)

PART 5

PART 9  
PIN 42009-1032 (SRO)  
CROWN (MRO)

PART 8

20.117 SURFACE  
RIGHTS RESERVATION  
CROWN (MRO)  
PIN 42009-1040 (MRO)  
(NOT A PART ON THIS PLAN)

K 1620  
(SURVEYED)  
RECORDED AS  
KRL 10225

PIN 42009-1040 (SRO)  
CROWN (MRO)

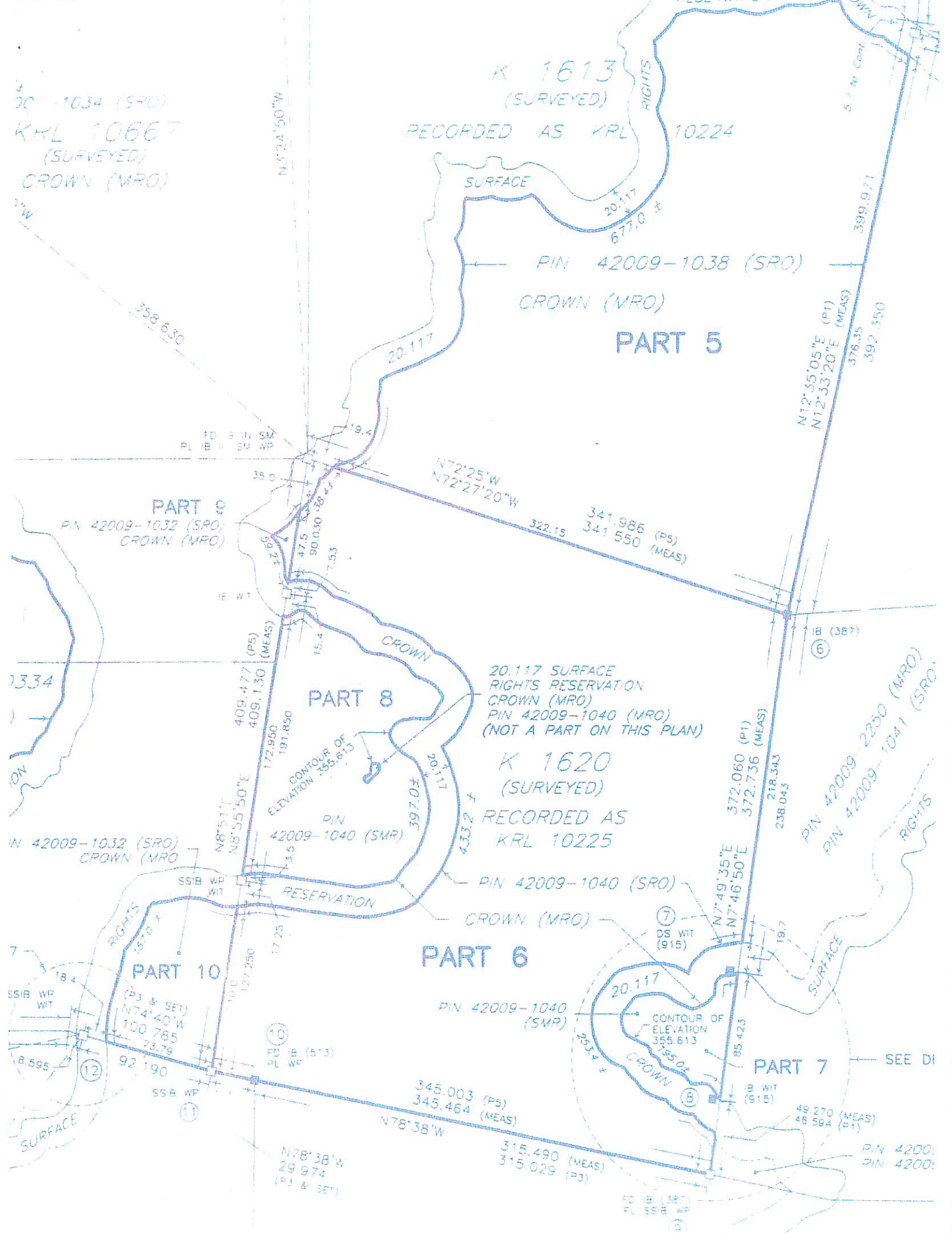
PART 6

PART 10

PIN 42009-1040 (SMR)

PART 7

PIN 42009-1041 (SRO)  
CROWN (MRO)



PARTS SCHEDULE		
NO.	DESCRIPTION	AREA
1	PART OF K 1613	768 ha
2	PART OF K 1613	1009 ha
3	PART OF K 1613	211 ha
4	PART OF K 1619	0 142 ha
5	PART OF K 1619	8 462 ha
6	PART OF K 1619	9 949 ha
7	PART OF K 1619	0 338 ha
8	PART OF K 1619	1 714 ha
9	PART OF K 1619	0 031 ha
10	PART OF K 1619	0 722 ha
11	PART OF K 1619	5 489 ha
12	PART OF KRL 10666	ALL OF 42009-1033 (SRC)
		0 204 ha
13	PART OF KRL 10667	ALL OF 42009-1034 (SRC)
		0 009 ha
14	PART OF KRL 10667	ALL OF 42009-1034 (SRC)
		0 663 ha
15	PART OF KRL 10335	ALL OF 42009-1030 (SRC)
		1 354 ha

27 May 4 2007

W. J. Bowman Ltd.  
100 BOYANON ST. S.

23013

GR-6796

79-1821  
(MRO)

KRL 10913  
(SURVEYED)

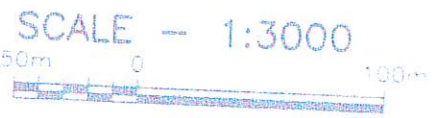
A K E

(MRO)  
(SRC)

50 (MRO)  
39 (SRC)

N.L. 503014  
T 2, 23R-6796  
N 42009-1820  
EASEHOLD, (MRO)

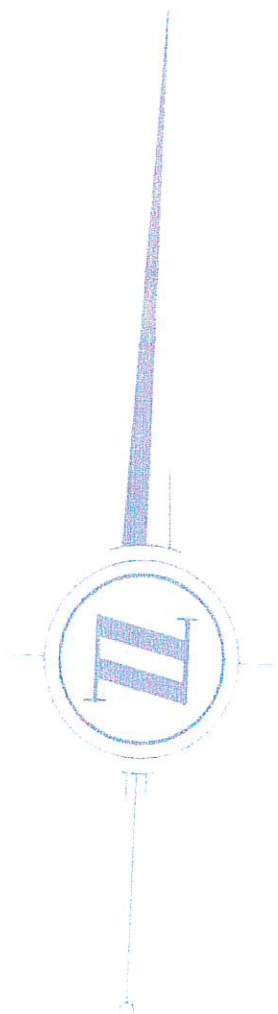
PLAN OF SURVEY OF  
PART OF MINING  
K 1613, K 1619,  
KRL 10666, KRL  
TOWNSHIP OF DOI  
MUNICIPALITY OF  
DISTRICT OF KENOR  
PATRICIA PORTION



W. J. BOWMAN LTD.  
2007

BEARING REFERENCE  
BEARINGS ARE ASTRONOMIC, DERIV  
AND ARE REFERRED TO THE MERID  
THE TOWNSHIP OF DOME.

LEGEND





Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #23

42009-2494 (LT)

PAGE 1 OF 1  
PREPARED FOR Hugh Carlson  
ON 2022/09/07 AT 12:38:00

ONLAND

Part 10

PROPERTY DESCRIPTION: SNO; PT MINING CLAIM K1619 DONE (RECORDED AS RML10334) BEING PT 19 PY 23R11403; RED LAKE

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY REMARKS: CROWN GRANT SEE PAR462.

RECENTLY:  
DIVISION FROM 42009-1032

PIN CREATION DATE:  
2010/08/18

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

OWNERS' NAMES  
CARLSON, THOMAS HUGH WAITLAND  
CARLSON, DOUGLAS CRAIG HOUMAR

CAPACITY SHARE  
TCON 50.0%  
TCON 50.0%

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/06/18 **						
LT238980	1995/04/13	NOTICE REMARKS: AIRPORT ZONING REGULATIONS				C
LT293212	2003/10/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***		C
23R11403	2007/05/08	PLAN REFERENCE			YAKING OUTPOST CABINS LTD.	C
KNT3355	2016/06/29	TRANSFER	\$40,000	YAKING OUTPOST CABINS LTD.	CARLSON, THOMAS HUGH WAITLAND CARLSON, DOUGLAS CRAIG HOUMAR	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ministry of  
Municipal Affairs  
and Housing

Ministère des  
Affaires municipales  
et du Logement



Municipal Services Office  
North (Thunder Bay)

Bureau des services aux  
municipalités du Nord (Thunder Bay)

435 James Street S., Suite 223  
Thunder Bay ON P7E 6S7  
Tel.: 807 475-1651  
Toll-free: 1 800 465-5027

435, rue James S., bureau 223  
Thunder Bay ON P7E 6S7  
Tél.: 807 475-1651  
Sans frais: 1 800 465-5027

via email only

June 1, 2023

Kristina Grondin, Planning Coordinator  
Municipality of Red Lake  
2 Fifth Street, P.O. Box 1000  
Balmertown, ON P0V 1C0  
[Kristina.grondin@redlake.ca](mailto:Kristina.grondin@redlake.ca)

Dear Kristina:

**Re: Official Plan Amendment D09-23-02 for the Municipality of Red Lake  
MMAH File No.: 60-EOPA-230921**

---

Thank you for circulating the Municipality of Red Lake's proposed amendment to the Official Plan to permit the creation of an undersized lot in the Natural Resource Area designation.

The application was generated from a Consent to Sever to create 2 new lots and 1 retained lot for recreational use on McKenzie Island to be accessed by water from the Cochenour Docks.

Proposed Lot 3 (Part 10) is only 0.722 hectares in size. The Zoning By-Law states Recreational Residential (R5) minimum lot size is 1 ha. The Official Plan (OP) states that minimum lot size for Natural Resources designation is 1 ha.

The Official Plan's section 6.2 - private services states that development outside the townships shown on schedules A1 to A4 shall be serviced by private water and sewage services where site conditions are suitable.

Within the Provincial Policy Statement, 2020 (PPS) there are some considerations.

#### **Lot Size**

##### **Section 1.1.1c) of PPS – Public Health & Safety**

Section 1.1.1 c) of the PPS 2020, recognizes the importance of avoiding development and land use patterns which may cause environmental or public health and safety concerns.

The Ministry of the Environment, Conservation and Parks recommends minimum lot sizes of 1.0 hectares. Additionally, the Ontario Building Code (OBC) sets a province-

wide uniform standard requiring there be a minimum 15-metre clearance between a Class 4 or 5 sewage system and any lakes, ponds or rivers, as well as other water sources such as wells or reservoirs.

**Section 1.6.6.4 of the PPS** also allows for development serviced by individual on-site sewage and water services, under some circumstances, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Lot size is a critical component of determining whether site conditions are suitable for the long-term provision of on-site sewage and water services to ensure that site conditions are appropriate for smaller lot sizes.

As indicated in Section 6.0 of the PPS (Definitions), negative impacts include degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies, including hydrogeological or water quality impact assessments, in accordance with provincial standards.

If the municipality is concerned about the lot size proposed, and whether the proposed development could have a negative impact on the lake, a study to demonstrate that there will be no negative impact to water quality from the undersized lot could be requested.

Please note that in a future OP update, or if a general OPA is contemplated, the municipality may wish to include development parameters for situations like this, for the requirement of a study (hydrogeological study) when evaluating an application with undersized lots.

The municipality should ensure that it is satisfied that their decision meets with the intent of the applicable sections of its Official Plan and that it is consistent with the Provincial Policy Statement, 2020.

Feel free to contact me if you have any questions, and please notify me of your decision once issued.

Sincerely,



Sylvie Oulton  
Senior Planner

Copy: Mark Vermette, CAO

# NORTHWESTERN HEALTH UNIT

21 Wolsley Street • Kenora, Ontario P9N 3W7  
(807) 468-3147 or Fax (807) 468-4970

CONSENT #: D10-04-8		DATE: July 19, 2005	
OWNER: Viking Island - Hugh & Enid Carlson			
ADDRESS: Box 320, Red Lake, Ontario, P0V 2M0		TELEPHONE: 807-727-2262	
LOCATION OF LOT: Red Lake - North End of Mckenzie Island			
DISTRICT: KENORA		TOWNSHIP: Red Lake	
DESCRIPTION OF LOT: LOT:                      CONC:                      PARCEL:                      P LAN:                      Mining Claim: K-1611, K-1619, K-1620, KRL-10335, KRL10666, KRL-10667 & KRL-10904			
SIZE OF LOT - SEVERED: Part 1 - 10 ac. Part 2 - 7.6 ac.		RETAINED: 81 ac. (combined)	
INTENDED USE - SEVERED: Seasonal Residential		RETAINED: Seasonal Residential	

GENERAL DESCRIPTION: existing buildings, surface drainage, slopes (on each part) etc., and proposed water supply.

**Severed Part 1**

**Portion A.** This lot has no buildings located on it. The land slopes north towards the lake. The shoreline is rocky with some clay soil towards the middle of the lot. Class 4 septic systems would have to be located towards the centre of the lot.

**Portion B.** This lot also has no buildings located on the lot. This is an Island and the land slopes in all directions. There is plenty of bedrock but there is some clay soil overburden towards the centre of the Island. This is the only area which Class 4 septic systems could be located (very site specific for septic system construction only).

**Portion C.** This is a very small portion of land on a very small Island. There is not room to accommodate a proper sewage disposal system. Therefore this portion of Severed Part 1 will not receive approval from the Northwestern Health Unit for development.

*The Island*

ARTHUR'S APPROVED FOR SEPTIC

**Severed Part 2**

There are no buildings located on this lot. This is an Island and the land slopes in all directions towards the lake. There is clay soil towards the centre/back of this lot where Class 4 septic systems would have to be located.

**Retained Lot Portion A.**

This is a large Island that has no buildings located on it. The land slopes in all directions and the soil is a mixture of clay and bedrock. Class 4 septic systems would have to be located towards the centre areas of this Island.

**Retained Lot Portion B.**

This is a large lot, which has room to accommodate Class 4 septic systems towards the middle of the lot. The soil is a mixture of clay and bedrock. The land slopes west towards the lake.

**Retained Lot Portion C.**

This lot is a portion of an Island. The soils consist of a mixture of clay and bedrock. The land slopes south towards the lake. The lot tends to level off towards the middle/back of the property. This is where Class 4 septic systems would have to be located.

**\*SEE ATTACHED MAP**

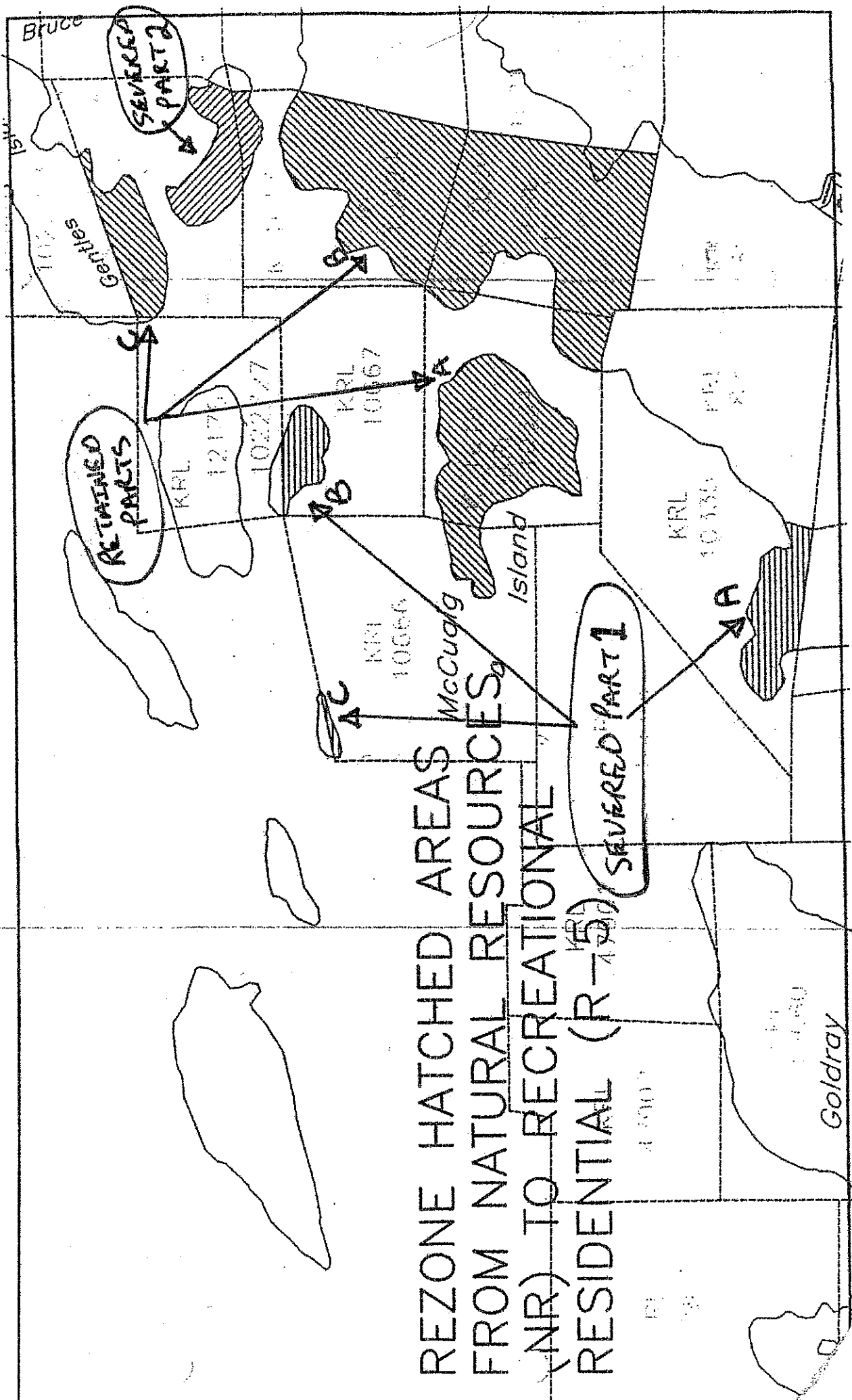
**SUITABILITY FOR ON SITE SEWAGE DISPOSAL**

	SATISFACTORY	NOT SATISFACTORY	NOT SATISFACTORY, BUT COULD BE MADE SO:
RETAINED	Portions A, B, C X		
SEVERED	Severed Part 1 Portions A & B Severed Part 2 X	Severed Part 1 C. X	

TECHNICIAN: *M. Mackie*  
Michael Mackie C.P.H.I.

DIRECTOR: *B. [Signature]*





REZONE HATCHED AREAS  
 FROM NATURAL RESOURCES  
 (NR) TO RECREATIONAL  
 RESIDENTIAL (R-5)



**MUNICIPALITY OF RED LAKE  
COMMITTEE OF ADJUSTMENT**

**DECISION – APPLICATION FOR CONSENT**

**FILE NO:** D10-23-03  
**APPLICANT:** Hugh and Enid Carlson  
**DATE:** June 13<sup>th</sup>, 2023

**DESCRIPTION OF APPLICATION:**

To establish two new lots and one retained lot.

**SUBJECT PROPERTY:**

Parts 5 – 10 of Plan 23R-11403 (McKenzie Island)

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**DECISION:** \_\_\_\_\_

**THIS DECISION:**

IF APPROVED: Is subject to the conditions set out on Page 2 of this decision.

IF REFUSED: Is for the reasons set out here below of this decision.

**REASONS FOR DECISION IF REFUSED**

\_\_\_\_\_  
\_\_\_\_\_

**CONCURRING MEMBERS**

\_\_\_\_\_  
Gary Ripley, Chair

\_\_\_\_\_  
Brenda Cooke, Member

\_\_\_\_\_  
Shielagh Banfiled, Member

\_\_\_\_\_  
Enid Carlson, Member

\_\_\_\_\_  
Jerret Landry, Member

\_\_\_\_\_  
Allistair McRae, Member

I HEREBY CERTIFY this to be a true copy of the decision of the Municipality of Red Lake Committee of Adjustment made on June 13<sup>th</sup>, 2023 for the subject application for consent.

\_\_\_\_\_  
Secretary-Treasurer



MUNICIPALITY OF RED LAKE

COMMITTEE OF ADJUSTMENT

DECISION – APPLICATION FOR CONSENT

FILE NO: D10-23-03  
APPLICANT: Hugh and Enid Carlson  
DATE: June 13<sup>th</sup>, 2023

EFFECT OF APPLICATION:

To establish two new lots and one retained lot.

THIS PROVISIONAL CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. **All** conditions must be fulfilled **within two years** of the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. *Section 53(41), the Planning Act, R.S.O. 1990.*
2. That the parcels of land to be severed and or retained, be appropriately described on a reference plan and the plan be provided to the Secretary-Treasurer for review prior to registration.
3. That the Secretary-Treasurer be provided with the Transfer/Documents in Preparation forms and advised of how the conditions have been satisfied.
4. That a site specific Official Plan Amendment be completed to permit the creation of an undersized lot in the Natural Resources designation, no less than 0.722 hectares in size with a minimum width of 45 metres.
5. That a site specific Zoning By-Law Amendment be completed to permit an undersized lot in the Recreation Residential zone, no less than 0.722 hectares in size with a minimum width of 45 metres.
6. That payment of parkland conveyance fees are paid to the Municipality of Red Lake in accordance with the provisions of the Planning Act and municipal by-laws/or policies.







# THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

By-Law No. XX-2023

## BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE OFFICIAL PLAN BEING BY-LAW NO. 1937-14

**WHEREAS** the Official Plan of the Corporation of the Municipality of Red Lake was approved by the Minister of Municipal Affairs on September 18<sup>th</sup>, 2015; and

**WHEREAS** Council deems it advisable to amend By-Law No. 1937-14 in accordance within the provisions of Section 17 and 21 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:**

1. THAT Amendment No. 7 to the Official Plan for the Municipality of Red Lake, consisting of the attached amendment, is hereby adopted.
2. THAT By-Law No. 1937-14 is hereby amended.
3. THAT this By-Law shall come into force and take effect upon the final passing thereof.

**READ a FIRST and SECOND TIME** this 19<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
Fred Mota, Mayor

\_\_\_\_\_  
Christine Goulet, Clerk

**READ a THIRD TIME and FINALLY PASSED** this 19<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
Fred Mota, Mayor

\_\_\_\_\_  
Christine Goulet, Clerk

OFFICIAL PLAN AMENDMENT NO. 7 TO THE  
OFFICIAL PLAN FOR THE MUNICIPALITY OF RED LAKE  
(BY-LAW 1937-14) MUNICIPAL FILE NO. D09-23-01

DRAFT

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**STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE does not constitute part of this Amendment.

PART B – THE AMENDMENT consists of the text constituting Amendment No. 7 to the Official Plan for the Municipality of Red Lake (By-Law 1937-14).

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## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of this Amendment to the Official Plan for the Municipality of Red Lake is a site-specific amendment to permit the creation of an undersized lot in the Natural Resource Area Designation.

### **LOCATION**

This amendment applies to Part 10 of Plan 23R-11403 (McKenzie Island). The Location is identified in Schedule 'A' attached.

### **BASIS**

This Official Plan Amendment will permit Part 10 of Plan 23R-11403 to be severed from the original parcel of land, resulting in the creation of a recreational residential lot consisting of 0.722 hectares and a minimum width of 45 metres.

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## **PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text and attached map identified as Schedule 'A' constitutes Amendment No. 7 to the Official Plan for the Municipality of Red Lake (By-Law 1937-14).

The Official Plan of the Municipality of Red Lake is hereby amended as follows:

4.8.12(a) Part 10 of Plan 23R-11403 (McKenzie Island)

Site specific amendment, permitting Part 10 of Plan 23R-11403 to be severed from its original parcel of land, resulting in the creation of a 0.722 hectare recreational residential lot.

Figure 1: Subject Location identified in Schedule A of the Official Plan:





# THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

BY-LAW No. XX-2023

**BEING A BY-LAW TO 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** the Municipality is in receipt of an application for a zoning by-law amendment and has administered a public meeting in accordance with the Planning Act, R.S.O, 1990; and,

**WHEREAS** Council deems it advisable to amend By-Law No. 1930-14 in accordance within the provisions of Section 34 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 on McKenzie Island on lands described legally as Part 10 of Plan 23R-11403.
- 1.2 A location sketch identified as “Schedule A” is attached hereto and forms part of this By-Law. The property subject to this amendment of the Zoning By-Law is shown as “Subject Location”.

## SECTION 2 – Purpose and Effect

- 2.1 By-Law No. 1930-14 is hereby amended insofar as it applies to the permitted uses and regulations of lands shown on Schedule A Rural Area of Red Lake.

The purpose of this By-Law is to provide site specific zoning to Part 10 of Plan 23R-11403, to permit an undersized lot, not less than 0.722 hectares with a minimum width of 45 metres. Resulting in changing the zoning from Rural Residential (R4) Zone to the Rural Residential Exception (R4-14).

## SECTION 3 – Amendment

- 3.1 Certain regulations are hereby amended by adding the following new section after the sub-section entitled “R4-13 Zone: 14 Dunn Drive”:

### **R4-14 Zone: Part 10 of Plan 23R-11403**

Notwithstanding any other provision of this By-Law to the contrary, the following provisions shall apply to lands zoned R4-14:

- (i) Minimum lot size: 0.722 hectares.
- (ii) Minimum frontage: 45 metres.

The land use zoning is therefore changed from Rural Residential (R4) to Rural Residential Exception (R4-14).



SECTION 4 – Conformity

In all other respects the provisions of By-law 1930-14 shall continue to apply.

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

**READ a FIRST and SECOND TIME** this 19<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
Fred Mota, Mayor

\_\_\_\_\_  
Christine Goulet, Clerk

**READ a THIRD TIME and FINALLY PASSED** this 19<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
Fred Mota, Mayor

\_\_\_\_\_  
Christine Goulet, Clerk

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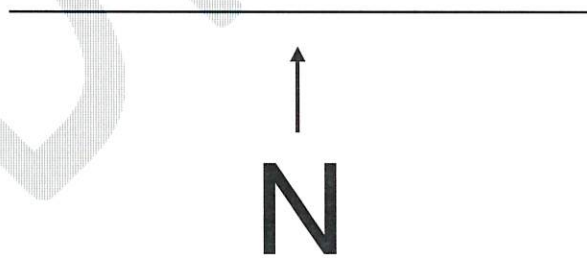
SCHEDULE A

Part 10 of Plan 23R-11403 (McKenzie Island)

Subject Location



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 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).

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CHRISTINE GOULET, CLERK

June 19, 2023

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