



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

DATE: June 9th, 2023

FROM: Kristina Grondin, Planning Coordinator

FILE: D14-23-02

SUBJECT: Applications for Official Plan Amendment & Zoning By-Law Amendment:
Property fronting Snib Lake, adjacent to Highway 618, Mining Claim
K1474 - Lavigne

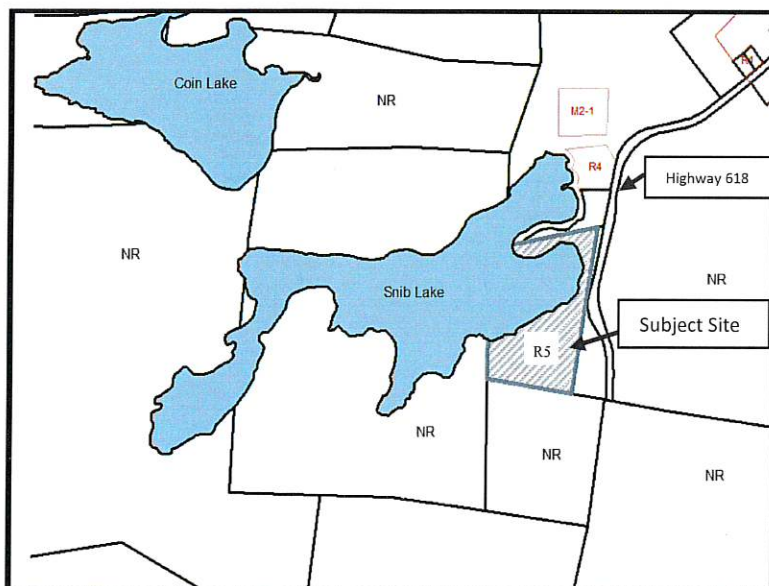
1. Description of the Subject Property and Area

These applications pertain to a property located adjacent to Highway 618, fronting Snib Lake, Mining Claim K1474. A location sketch is provided below.

The property currently does not have any existing buildings or structures. In its entirety, the area of the property is approximately 17.4 hectares. The subject property is designated Natural Resources (NR) and zoned Recreational Residential (R5).

The subject property abuts Highway 618 to the east, and wraps around Snib Lake to the west. There is an existing dwelling on the property to the north, and the neighbouring property to the south is zoned Natural Resources.

Location Sketch:



2. Application Description

The Official Plan Amendment is proposing to change the designation from Natural Resources (NR) to Rural Residential (RR) to allow for a permanent single detached dwelling.

The Zoning By-Law Amendment is proposing to change the regulated zoning from Recreation Residential (R5) to Rural Residential (R4) Zone to allow for a permanent single detached dwelling.

The approval of the Zoning By-Law Amendment would be contingent on the approval of the Official Plan Amendment.

3. Official Plan and Zoning By-Law

Section 4.6 of the Official Plan (OP) lists the permitted uses and policies of the Rural Residential Area. This designation is intended to accommodate limited residential development.

Section 4.6.1. lists the permitted uses in the Rural Residential Area, which includes permanent residential uses of land. The Rural Residential areas serve to provide a wide variety of residential opportunities.

Section 4.6.2 provides criteria for evaluating proposals in the Rural Residential Area. This includes minimum lot size of 1 hectare, with a minimum lot width of 45 metres; determine if the proposed development may impact natural heritage and cultural heritage; Ministry of Mines shall be consulted; and shall abut an open year round road.

Section 6.2.1 states that development outside of the townsites shown of Schedule A1 to A4 shall be serviced by private water and sewage services where site conditions are suitable. Site conditions must be suitable for individual water and sewage systems, that are capable of meeting the Northwestern Health Unit standards.

Section 8 of the Zoning By-Law outlines the requirements of the Rural Residential (R4) Zone. The permitted uses in this zone are limited to residential dwellings. The zoning requirements include a minimum lot area of .08 hectare, a minimum frontage of 45 metres, and a maximum of one (1) dwelling unit per lot.

4. Site Visit and Photos

The Planning Coordinator conducted a site visit on June 9th, 2023. It was observed that the property is gently rolling to the lake, with steeper grades to the south. The site has remained vacant, it is mostly treed, and is sloping down towards the water. The site is currently accessed from Highway 618.

Photo 1: Current access to property from Highway 618.



Photo 2: Facing South West from entrance.



5. Notice Circulation

Notice of the application was posted at the Municipal Office; mailed to property owners within 120 metres of the subject location; given to applicable agencies including the Northwestern Health Unit (NWHU); Ministry of Natural Resources and Forestry (MNRF); and Ministry of Transportation (MTO); Ministry of Mines; and Ministry of Municipal Affairs and Housing (MMAH). It was also provided to appropriate Department Heads and required organizations. A copy of the notice, circulated on May 18th, 2023, is attached.

The following comments were received:

The NWHU advised that they inspected the property in 2016 and provided the report from the previous planning applications as the property had not been developed. They did not express concerns with the proposed Official Plan and Zoning By-Law Amendments.

The MNRF responded that given no natural heritage features have been identified adjacent to the subject property, they are not recommending additional studies at this time. No concerns were expressed regarding the application.

The Ministry of Mines provided information of mining land tenure, geology, mineral deposits, mineral potential, and abandoned mine site hazards. They noted that the subject property falls within the Closure Plan boundary for the Buffalo Gold mine site. The Ministry recommended that the owner of the mine, Equinox Gold, be contacted to discuss risks as they have the most up to date information.

Equinox Gold advised that they are unaware of any mine hazards on the subject property and the closest portion of the parcel is approximately 600 metres to the south of the historic Buffalo Mine. They do not have any concerns regarding the application.

MMAH advised they reviewed the proposal and has considered Provincial Interests, and up to date Official Plan which contains policies related to development adjacent to mine hazards, lake water and to Provincial highways. They advised that the Municipality should ensure that it is satisfied that their decision meets with the intent of the application sections of its Official Plan and that it is consistent with the Provincial Policy Statement, 2020.

Response from the MTO was not received regarding the applications. In consultation for a Zoning By-Law Amendment in 2016, MTO commented that they did not object to the application. Further that the Ministry provided pre-consultation comments to the applicant and locations for access to Highway 618 from the subject property that comply with the Highway access policy.

No additional comments or concerns were received as of Friday, June 9th, 2023.

6. Public Hearing

A public hearing is scheduled to be held on June 13th, 2023 to hear any comments from the public. In consideration that the public hearing is to be held the same evening that the committee is considering 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 decision.

7. Analysis and Conclusion

In 2016 the subject property was part of a Zoning By-Law Amendment that rezoned the original property from Natural Resources to Recreational Residential. Following the

rezoning the original property was severed into three lots, which created the subject property.

In evaluating the current proposals, it is noted that the approval of the Zoning By-Law Amendment is contingent on the Official Plan Amendment. The proposed change in zoning shall conform to the Official Plan (OP) designation and applicable policies. The subject property complies with all requirements under the Rural Residential zone.

The proposed Rural Residential (R4) zoning is intended for permanent residential use. It was noted during the 2016 planning applications that due to the close proximity of the subject property to Red Lake, year-round occupancy of future dwellings may occur since it is difficult to monitor duration of occupancy. At the time it was noted, it is not anticipated that there would be concerns regarding sufficient service delivery to future dwellings if they were used permanently.

8. Recommendation

Provided that no concerns were voiced through consultation with the Ministries and the Northwestern Health Unit, and a review of previous planning applications was conducted, consideration of the proposed applications is permissible. It is recommended that the Committee considers the applications and recommends to Council the approval of the applications.

A copy of a Draft Zoning By-Law Amendment is enclosed which includes the details of the amendment, its purpose and effect.



Kristina Grondin
Planning Coordinator

Attachments:

- Notice of Application and Public Meeting
- Complete Application for Official Plan Amendment
- Complete Application for Zoning By-Law Amendment
- Draft Zoning By-Law Amendment
- Ministry and NWHU Comments



Dated: May 18th, 2023

**NOTICE OF PUBLIC MEETING
FOR AN OFFICIAL PLAN AMENDMENT, FILE NUMBER D09-23-01
ZONING BY-LAW AMENDMENT, FILE NUMBER D14-23-02**

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

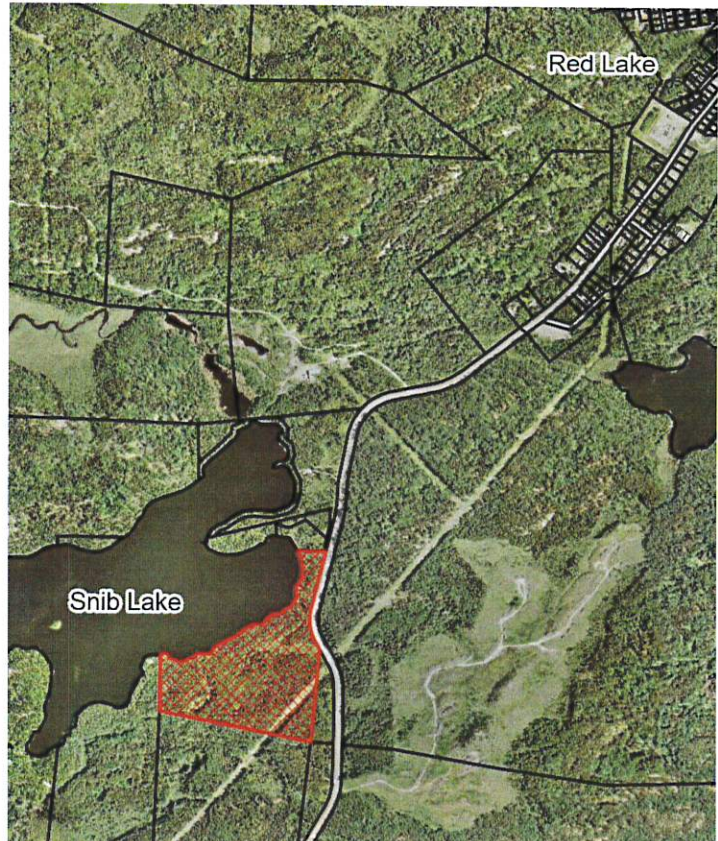
LOCATION OF PROPERTY: Snib Lake, Highway 618 (PT Mining Claim K1474).

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

PURPOSE AND EFFECT OF APPLICATIONS: Amend the Official Plan and Zoning By-Law. Zoning By-Law Amendment entails changing the zoning from Recreational Residential (R5) to Rural Residential (R4). The Official Plan Amendment entails changing the designation from Natural Resources to Rural Residential. The amendments will permit a year-round residence.

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 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. 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 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 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.

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 proposed Official Plan and Zoning By-Law Amendments, you must make a written request to The Corporation of the Municipality of Red Lake at the address shown below.

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

DATE AND TIME OF PUBLIC MEETING: Tuesday, June 13th, 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



FILE NUMBER
D09-23-01

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) 972974 ONTARIO LIMITED		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS	POSTAL BOX 248	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE FT FRANCES P9A 3M6 ON	PROV./ STATE	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807 735-9933		TELEPHONE	
EMAIL BGLAVISNE@FRONTIER.COM		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

Mining claim K1474 Except PT 1:2 D44, LT 7372, PTs 1:2 23R 14534

STREET ADDRESS AND TOWN SITE NAME

HWY 618 SNIB LAKE

DIMENSIONS OF SUBJECT LAND

Frontage (metres): See MAP Depth (metres): Area (hectares):

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

ALL READY RESIDENTIAL USE ON SNIB LAKE

WHAT IS THE PURPOSE OF THE PROPOSED AMENDMENT Change Designation	WHAT LAND USES WOULD AN AMENDMENT AUTHORIZE? RURAL RESIDENTIAL
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IS THE OFFICIAL PLAN AMENDMENT REQUIRED TO CHANGE, REPLACE, OR DELETE A POLICY IN THE OFFICIAL PLAN?

CHANGE

REPLACE

DELETE

PLEASE DESCRIBE IN DETAIL:

Reasoning Needed

DOES THE REQUESTED AMENDMENT PROPOSE TO ESTABLISH A NEW AREA OF SETTLEMENT IN THE MUNICIPALITY? YES

NO

DATE SUBJECT LAND WAS ACQUIRED ON:

Jan 3rd 2019

ARE THE MINERAL RIGHTS CROWN OR PATENTED?

PATENTED

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?

PART 15 - See MAP

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

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:

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 - 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:

The Transfer from Bruce Gordon LaVigne to 972974 Ontario Limited for **PIN: 42010-0097 and PIN: 42010-0345** was registered on January 3rd, 2018 as Instrument Number KN82865. No consideration was exchanged. As a result of the severance and PIN split a new PIN/Parcel was opened as **PIN's 42010-0381 and 42010-0377.**

ACCESS – Access to the subject land will be provided by:

- Provincial Highway
- Municipal road – year round
- Private road
- Municipal Road – seasonal
- Right-of-way
- Water

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

Docking facilities (specify) Parking facilities (specify)
 distance from subject land *Nil* 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:
<i>NATURAL RESOURCES</i>	<i>FOREVER</i>

PROPOSED USES of the subject land:

RURAL RESIDENTIAL

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

- Publicly-owned/operated piped water system
- Privately-owned/operated individual well
- Privately-owned/operated communal well
- Lake or other water body
- Other means (specify) *in the future*

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

- Publicly-owned/operated sewage system
- Privately-owned/operated individual septic system
- Privately-owned/operated communal septic system
- Privy
- Other means (specify) *in the future*

*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.

I WILL ARRANGE

*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:

- Sewers
- Ditches
- Swales
- 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.

RURAL RESIDENTIAL WASTE CURB SIDE PICKUP

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 Status

If Yes please describe in detail: _____

application for rezoning (under section 34) File Status

If Yes please describe in detail: _____

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:

None

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: _____

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	None		
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?

ALL READY RURAL RESIDENTIAL USE ON SNIB LAKE

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

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

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 600 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"> ● the land is not required for employment purposes over the long term, and that ● there is a need for the proposed conversion.
Rural areas located in municipalities			<ol style="list-style-type: none"> 1. Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; 2. Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and 3. Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.
Rural areas in territory without municipal organization			<ol style="list-style-type: none"> 1. Demonstrate relationship to the management or use of resources and resource based recreational activities; or 2. If proposal is in an area adjacent to and surrounding municipalities, provide information that: <ul style="list-style-type: none"> ● the area forms part of a planning area; and ● 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.
Class 1 industry ₁			<p>If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.</p>
Class 2 industry ₂			<p>If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.</p>
Class 3 industry ₃			<p>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.</p>
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"> ● 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 ● 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 ● 400 m from the boundary line of a waste stabilization pond.
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"> ● 500 m of a main railway line or of any provincial highway; ● 250 m of a secondary railway line; ● 100 m of other railways or a freeway right of way; and ● 50 m of a provincial highway right-of-way.
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"> ● 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. ● 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).
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"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts. <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"> ● resource use is not feasible; or ● the proposed land use or development serves a greater long-term public interest, and ● issues of public health, public safety and environmental impacts are addressed.
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"> ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. <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"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts. <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"> ● the resource use is not feasible; or ● the proposed land use serves a greater long-term public interest, and ● issues of public health, public safety and environmental impacts are addressed.
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"> ● the ecological function of the adjacent lands has been evaluated; and ● it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
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"> ● 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. ● 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. <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 600 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"> ● a dynamic beach hazard? ● the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? ● areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway? <p>Is the proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> ● safe access appropriate for the nature of the development and the natural hazard? ● Special Policy Area? ● uses which by their nature must locate in the floodway? <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"> 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)? 2. hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? 3. hazardous sites (includes unstable soils and unstable bedrock)? 4. a special policy area shown in an approved official plan? 5. the food fringe in an area subject to the two zone concept of floodplain management? <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 Phase 1 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			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. Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown land.

Notes:

1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
 2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
 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.
 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).
 5. Certain areas of Crown Lands are identified by MNR as being of special interests, such as lake access points.
- Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.

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.

After having read the information contained in the pages 6- thru 16 I see no adverse effects related to the land in question in this Application.

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]
Signature of 1st Owner or Signing Officer

[Signature]
Signature of Witness

Signature of 2nd Owner or Signing Officer

03/13/2023
Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Stevan Santorrey Notary Public of the Scottsdale of
(Municipality/ City)
Maricopa County in the State of Arizona
(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 County of Maricopa
in the State of Arizona

This 13 day of March, 2023.

[Signature]
Commissioner for Taking Affidavits

1st Owner/ Signing officer/ Authorized Agent

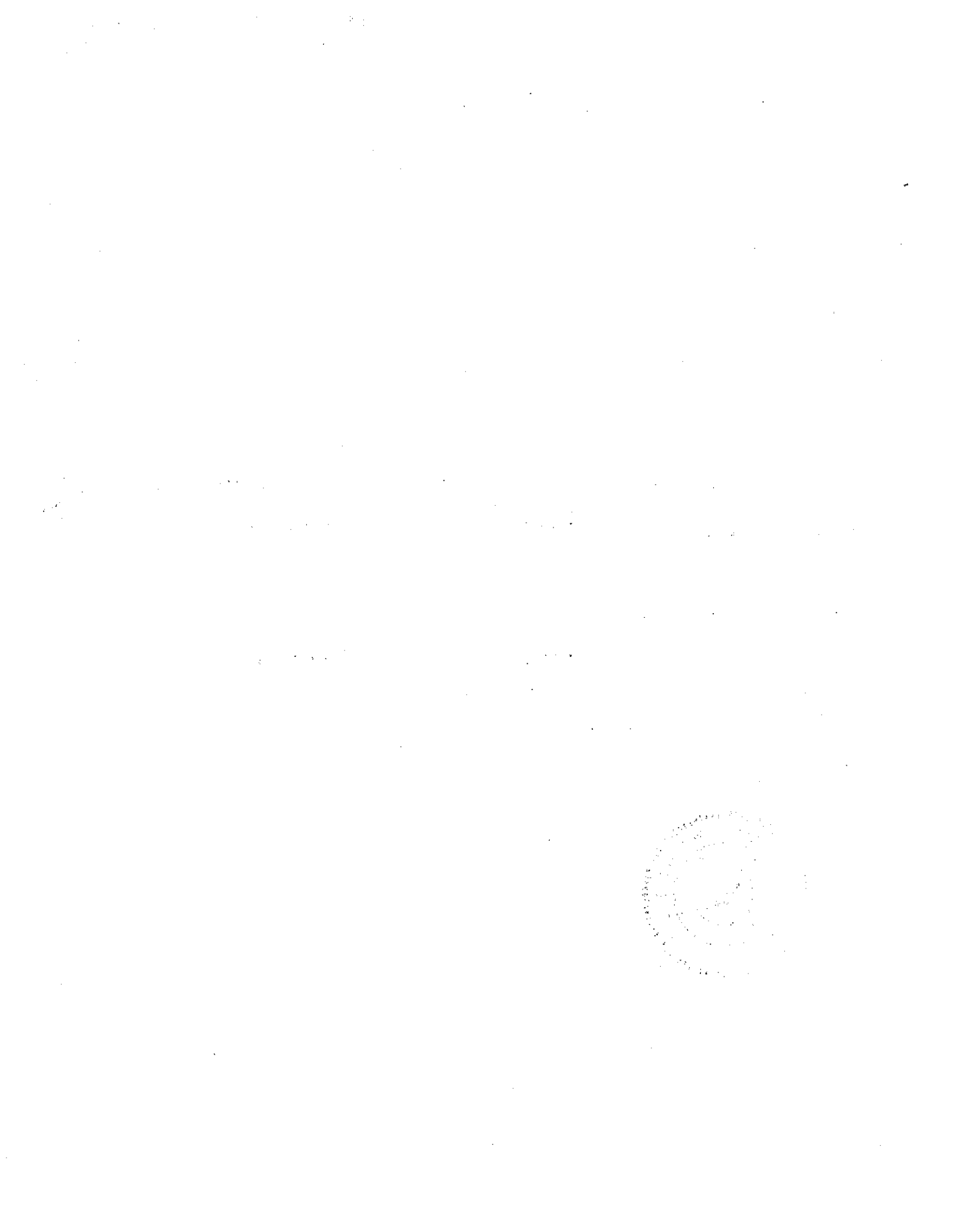
Affix commissioner stamp here



2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: _____



MUNICIPALITY OF RED LAKE

P.O. BOX 1000

BALMERTOWN ON POV 1C0

Tel. No. : (807) 735-2096

TAX BILL**INTERIM 2023**

Billing Date

Feb 09, 2023Roll No. **6041 410 00604804.0000**

Mortgage Co:

Mortgage No.

972974 ONTARIO LIMITED
PO BOX 248
FORT FRANCES ON P9A 3M6972974 ONTARIO LIMITED
HIGHWAY 105
HENYSON PT MC K 1474 PT LOC CL 13867 SRO SNIB
LAKE

2022 Annualized Taxes	Rate	2023 Interim Tax Amount
2,104.80	50% of 2022 Taxes	1,052.40
Sub Total		1,052.40
Special Charges/Credits	Summary	
	Interim 2023 Taxes	1,052.40
	Past Due (Credit) (As of 02/09/2023)	0.00
Total	Total Amount Due	\$ 1,052.40

1.25% per month will be added to all outstanding accounts. Please pay at town office, bank or online.



Please return this portion with your payment

INTERIM 2023**Second Installment**

Roll #	6041 410 00604804.0000	
Due Date:	May 31, 2023	Total Amount Due \$ 526.00
		Amount Paid

MUNICIPALITY OF RED LAKE

P.O. BOX 1000

BALMERTOWN ON POV 1C0

Tel. No. : (807) 735-2096

972974 ONTARIO LIMITED
PO BOX 248
FORT FRANCES ON P9A 3M6

Please return this portion with your payment



FILE NUMBER
D14-23-03

MUNICIPALITY OF RED LAKE APPLICATION FOR A ZONING BY-LAW AMENDMENT

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 972974 ONTARIO LIMITED		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS	POSTAL BOX 248	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE FT FRANCES ON. P9A3M6	PROV./ STATE	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-735-9933	TELEPHONE		
EMAIL BGLAUSNEFRONTIER.COM	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
Mining Claim K1474, Except PT 1/2 D44, LT 137A, PTS 1/2 23R 14534
HWY 618 SWIB LAKE

Street address and town site name
SEE MAP ATTACHED

DIMENSIONS OF SUBJECT LAND
Frontage (metres): Depth (metres): Area (hectares):

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

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN
OFFICIAL PLAN AMENDMENT REQUEST

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

DATE SUBJECT LAND WAS ACQUIRED ON:	JAN 3 2019
ARE THE MINERAL RIGHTS CROWN OR PATENTED?	PATENTED
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?	PORTION OF THE PROPERTY - SEE MAP 66' or 20.11M

PROPOSAL INFORMATION:

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED
Residential (R4)	To PERMIT RURAL Residential Development

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

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:

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:

NONE

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

TYPE - 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:

NONE

ACCESS – Access to the subject land will be by:

Provincial Highway

Year round maintained Municipal road

Private road

Seasonally maintained Municipal road

Right-of-way

Water

Property has MTO Approved access

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

Docking facilities (specify)..... Parking facilities (specify).....
distance from subject land *NIL* 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:

NATURAL RESOURCES

FOR EVER

PROPOSED USES of the subject land:

RURAL RESIDENTIAL

POTABLE WATER is provided to the subject land by:

- Publicly-owned/operated piped water system
 - Privately-owned/operated individual well
 - Privately-owned/operated communal well
 - Lake or other water body
 - Other means (specify)
- will be in the future*

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

- Publicly-owned/operated sewage system
 - Privately-owned/operated individual septic system
 - Privately-owned/operated communal septic system
 - Privy
 - Other means (specify)
- will be in the future*

*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.

I will arrange visit

*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:

- Sewers
- Ditches
- Swales
- 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.

RURAL RESIDENTIAL WASTE – CURB SIDE COLLECTION

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 *NO* 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: _____
 Official Plan Amendment File: D09-2301 status: Review
 Are you aware of any Planning Act Applications within currently being proposed for any properties within 120 metres of the subject property?

 NO

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: _____

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?

CONSISTANT WITH RURAL RESIDENTIAL USE ON
 SNIB LAKE VIA MR & MRS RAMER

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

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

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.

all nearby rural resident living on Smel Lake.

SITE PLAN SKETCH:

SEE MAP ATTACHED

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]
Signature of 1st Owner or Signing Officer

[Signature]
Signature of Witness

Signature of 2nd Owner or Signing Officer

03/13/2023
Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Stevan Santoscoy Notary Public of the Maricopa County of
(Municipality/ City)
Maricopa County in the State of AZ
(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 13 of March, 2023
in the State of Arizona, County of Maricopa
This 13 day of March, 2023.

Commissioner for Taking Affidavits

[Signature]
1st Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here



2nd Owner/ Signing officer/ Authorized Agent

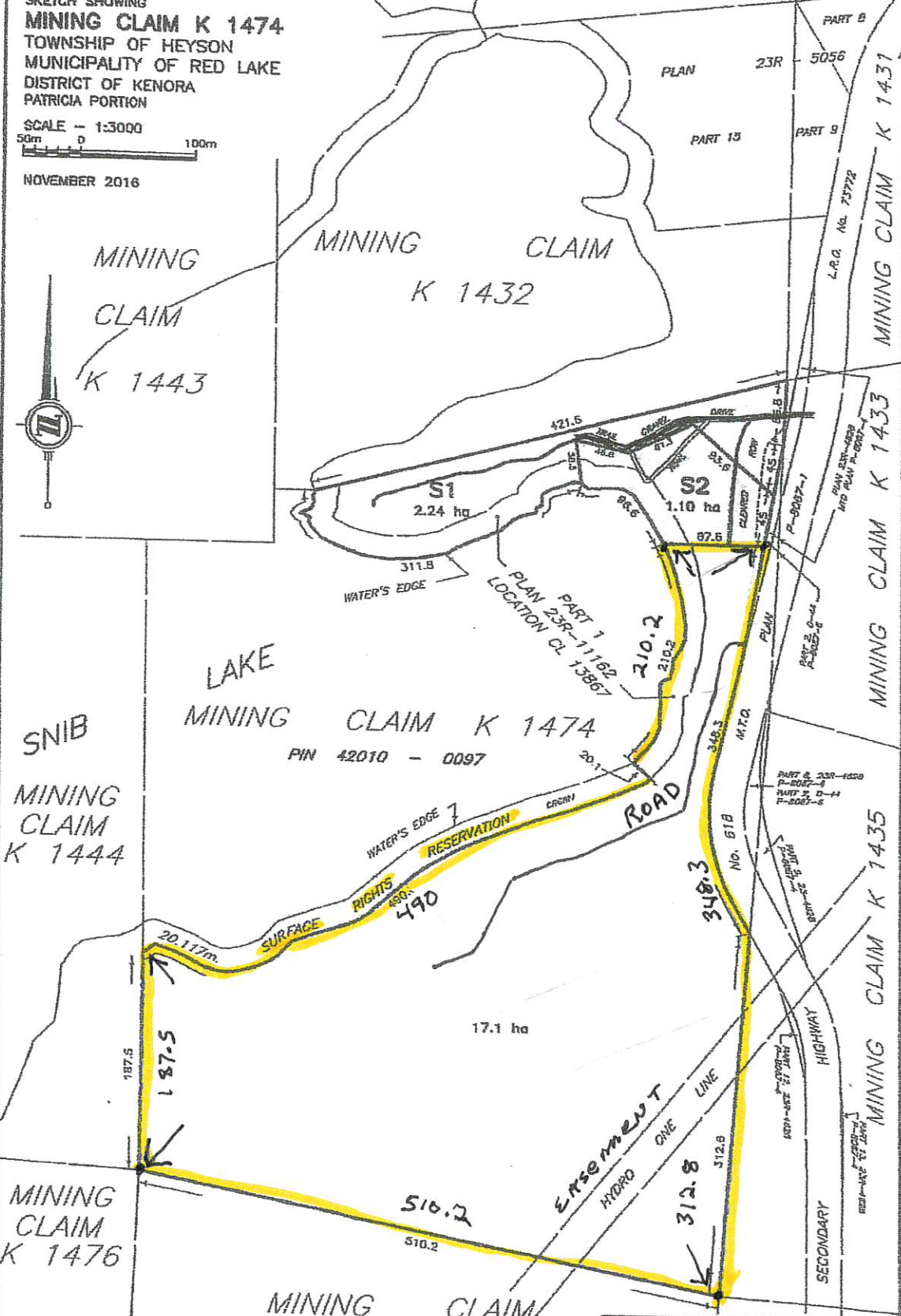
This section for Red Lake Municipal office use only:

Date complete application received: _____

SKETCH SHOWING
MINING CLAIM K 1474
 TOWNSHIP OF HEYSON
 MUNICIPALITY OF RED LAKE
 DISTRICT OF KENORA
 PATRICIA PORTION

SCALE - 1:3000
 50m 0 100m

NOVEMBER 2016



METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048

COMPILED BY:
 exp Geomatics Inc.
 2140 Highway 11 - Unit 100
 2300 Hwy 11, Unit 100
 Kenora, ON P7B 2Z3
 Canada
 www.exp.ca

exp.

DRAWN BY: EJA/EF CLIENT: LAMINC PLAN No.
 JOB No. 7052 03-2048

MUNICIPALITY OF RED LAKE

P.O. BOX 1000

BALMERTOWN ON P0V 1C0

Tel. No. : (807) 735-2096

TAX BILL**INTERIM 2023**

Billing Date

Feb 09, 2023Roll No. **6041 410 00604804.0000**

Mortgage Co:

Mortgage No.

972974 ONTARIO LIMITED
PO BOX 248
FORT FRANCES ON P9A 3M6972974 ONTARIO LIMITED
HIGHWAY 105
HENYSON PT MC K 1474 PT LOC CL 13867 SRO SNIB
LAKE

2022 Annualized Taxes	Rate	2023 Interim Tax Amount
2,104.80	50% of 2022 Taxes	1,052.40
Sub Total		1,052.40
Special Charges/Credits	Summary	
	Interim 2023 Taxes	1,052.40
	Past Due (Credit) (As of 02/09/2023)	0.00
Total	Total Amount Due	\$ 1,052.40

1.25% per month will be added to all outstanding accounts. Please pay at town office, bank or online.



Please return this portion with your payment
INTERIM 2023

Second Installment

Roll # 6041 410 00604804.0000	
Due Date: May 31, 2023	Total Amount Due \$ 526.00
Amount Paid	

MUNICIPALITY OF RED LAKE

P.O. BOX 1000

BALMERTOWN ON P0V 1C0

Tel. No. : (807) 735-2096

972974 ONTARIO LIMITED
PO BOX 248
FORT FRANCES ON P9A 3M6

Please return this portion with your payment



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 18th, 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. 6 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 19th day of June, 2023.

Fred Mota, Mayor

Christine Goulet, Clerk

READ a THIRD TIME and FINALLY PASSED this 19th day of June, 2023.

Fred Mota, Mayor

Christine Goulet, Clerk

OFFICIAL PLAN AMENDMENT NO. 6 TO THE
OFFICIAL PLAN FOR THE MUNICIPALITY OF RED LAKE
(BY-LAW 1937-14) MUNICIPAL FILE NO. D09-23-01

DRAFT

INDEX

STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

DRAFT

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. 6 to the Official Plan for the Municipality of Red Lake (By-Law 1937-14).

DRAFT

PART A – THE PREAMBLE

PURPOSE

The purpose of this Amendment to the Official Plan for the Municipality of Red Lake is to change the designation of the subject location, shown on Schedule 'A' attached, from Natural Resources to Rural Residential to allow for a permanent dwelling unit.

LOCATION

This amendment applies generally to a 17.4 hectare property adjacent to Highway 618, fronting Snib Lake. The Location is identified in Schedule 'A' attached.

BASIS

This Official Plan Amendment will redesignate lands from Natural Resources to Rural Residential at all for a permanent dwelling unit.

DRAFT

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. 6 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:

Schedule A (Rural Policy Plan)

- Change the designation of the Subject Location from Natural Resources to Rural Residential. See Figure 1.

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





THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

BY-LAW No. X-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 adjacent to Highway 618, fronting Snib Lake, described as the following:

PCL 5750 SEC DPF SRO; Mining Claim K1474 Heyson being land and land covered with the water of part of a lake within the limits of this Claim, reserving the SRO on and over a strip of land one chain in perpendicular width along the shore of the lake mentioned, except PT 1 & 2 D44, LT73772, Parts 1 & 2, 23R14534; S/T LT30315 as transferred by LT31498; 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 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.

Whereas the regulated zoning of the subject lands is Recreational Residential (R5), a zone that does not allow for permanent residential dwellings, as amendment to change the zoning to Rural Residential (R4) would allow for the development of a permanent residential dwelling.

SECTION 3 – Amendment

- 3.1 This amendment shall appear as a mapping change to those schedules of the Zoning By-Law that display the subject land being Schedule A Rural Area.

The land use zoning is therefore changed from Recreational Residential (R5) to Rural Residential (R4).

SECTION 4 – Conformity

- 4.1 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.

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

Fred Mota, Mayor

Christine Goulet, Clerk

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

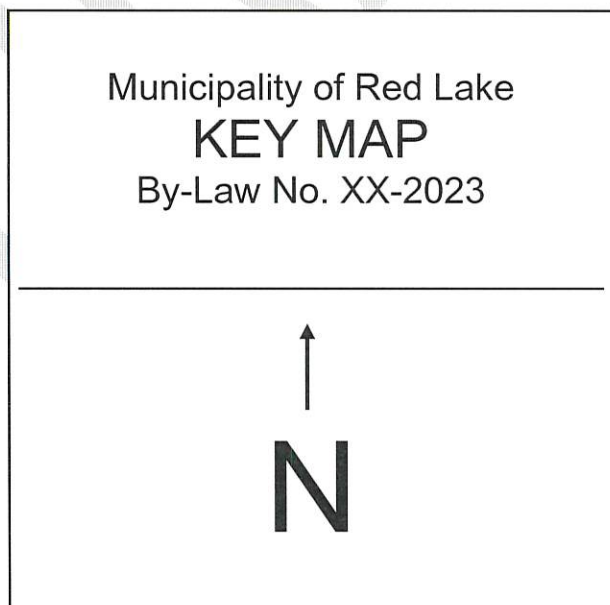
Fred Mota, Mayor

Christine Goulet, Clerk

DRAFT

Schedule A

PCL 5750 SEC DPF SRO; Mining Claim K1474 Heyson being land and land covered with the water of part of a lake within the limits of this Claim, reserving the SRO on and over a strip of land one chain in perpendicular width along the shore of the lake mentioned, except PT 1 & 2 D44, LT73772, Parts 1 & 2, 23R14534; S/T LT30315 as transferred by LT31498; Red Lake.



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 conformity with
the Official Plan for the Municipality of Red Lake (By-Law 1937-14).

Christine Goulet, Clerk

June 19th, 2023

DRAFT

Ministry of
Municipal Affairs
and Housing

Ministère des
Affaires municipales
et du Logement



Municipal Services Office
North (Thunder Bay)

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

Bureau des services aux
municipalités du Nord (Thunder Bay)

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

via email only

May 9, 2023

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

Dear Kristina:

**Re: Official Plan Amendment D09-23-01 for the Municipality of Red Lake
MMAH File No.: 60-EOPA-239082**

Thank you for circulating the Municipality of Red Lake's proposed amendment to the Official Plan along with the accompanying zoning by-law amendment for a redesignation and rezoning of lands from Natural Resources to Rural Residential (R4) on Snib Lake. The Natural Resources designation (and zone) currently restricts development of rural residential use, and therefore, a site-specific amendment is required to permit the use. You've also indicated that the 43-acre vacant property is located within 500 metres of an old mine site and will be accessed by Provincial Highway 618.

The Ministry has reviewed this proposal and has considered Provincial Interests, and the up-to-date Official Plan which contains policies related to development adjacent mine hazards, lake water and to Provincial highways. 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,

A handwritten signature in black ink, appearing to read "Sylvie Oulton".

Sylvie Oulton
Senior Planner

Ministry of Natural Resources and
Forestry

Red Lake Sioux Lookout District

227 Howey Street
PO Box 5003
Red Lake, ON P0V 2M0

49 Prince Street
Box 309
Sioux Lookout, ON P8T 1A6

Ministère des Richesses naturelles et
des Forêts

Red Lake Sioux Lookout District

Tel : 807-727-2253
Fax: 807-727-2861

Tel: 807-737-1140
Fax: 807-737-1813
<https://www.ontario.ca/mnrf>



June 01, 2023

Council of The Corporation of the Municipality of Red Lake
Red Lake Municipal Office, Council Chambers
P.O. Box 1000
2 Fifth Street
Balmertown, ON P0V 1C0
Attn: Kristina Grondin

To Ms. Grondin:

**SUBJECT: SNIB LAKE OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
PRECONSULTATION**

Thank you for your May 2, 2023 invitation to comment on the Snib Lake Official Plan and Zoning By-Law Amendment preconsultation. The Red Lake Sioux Lookout District Ministry of Natural Resources & Forestry has reviewed the package provided.

Given that no natural heritage features have been identified adjacent to this property, MNRF is not recommending additional study at this time.

Thank you again for the opportunity to comment on this application. Please include us in the circulation of the formal application if received.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik Lockhart".

Erik Lockhart
A/District Planner
On behalf of Red Lake Sioux Lookout District

Ministry of Mines

Ontario Geological Survey

435 James St. S., Suite B002
Thunder Bay, ON P7E 6S7
Tel.: 807-475-1332
Fax.: 807-475-1112

Ministère des Mines

Commission géologique de l'Ontario

435 James St. S., Suite B002
Thunder Bay, ON P7E 6S7
Tél. : 807-475-1332
Télééc. : 807-475-1112

Kristina Grondin, Executive Assistant – Planning Coordinator
Municipality of Red Lake
2 Fifth Street, PO BOX 1000
Balmertown, ON P0V 1C0
Kristina.grondin@redlake.ca

May 8, 2023

Dear Ms. Grondin:

Subject: D09-23-01 & D14-23-03 – Official Plan amendment and Zoning By-law amendment – Highway 618 at Snib Lake (Mining Claim K1474; Except PT 1&2 D44, LT73772, PTs 1&2 23R14534), Heyson Township, Municipality of Red Lake

Thank you for the opportunity for the Ministry of Mines (MINES) to provide input on the proposed Official Plan amendment and zoning by-law amendment for the ~17.4 ha property along Highway 618 at Snib Lake in the Municipality of Red Lake.

The purpose of the Official Plan amendment is to re-designate the land from natural resources to townsite residential, with the intent of building a house on the property.

The purpose of the zoning by-law amendment is to rezone from recreational residential to rural residential to accommodate living on the property year-round.

The MINES Regional Land Use Geologist's planning interests are related to the wise use and management of resources (Section 2.4, PPS 2020) and the protection of public health and safety (Section 3.2, PPS 2020).

The subject property was checked for mining land tenure, geology, mineral deposits, mineral potential, and abandoned mine site hazards, with the following results:

- The subject property is of non mining land tenure with surface rights only. The property is overlain by a mining patent (PAT-6733) with mining rights only. There are 41 other mining patents and 0 mining claims within 1 km of the subject property. Information obtained from the Mining Lands Administration System (MLAS). See the attached Land Tenure and AMIS map.

- The subject property is predominantly underlain by Archean mafic metavolcanic and metasedimentary rocks (Type 3) with Archean felsic to intermediate metavolcanic rocks (Type 6) in the northernmost portion of the property. Bedrock geology information is taken from MINES Dataset MRD 126-Rev 1, 1:250,000 scale Bedrock Geology of Ontario, OGS, 2011. See the attached Bedrock Geology and OMI map.
- There are 4 known or recorded Ontario Mineral Inventory (OMI) records within 1 km of the subject property. These are the, 1) Buffalo Extension gold developed prospect with reported reserves or resources ([MDI000000001811](#)), 2) Nova-Company Exploration Ltd. gold discretionary occurrence ([MDI52N04SW00005](#)), 3) Mills Red Lake Gold Mines Ltd. gold discretionary occurrence ([MDI52K13NW00012](#)), and 4) Buffalo Red Lake gold developed prospect with reported reserves or resources ([MDI52N04SW00009](#)). See the attached Bedrock Geology and OMI map.
- There is 1 known or recorded Abandoned Mines Information System (AMIS) site(s) within 1 km of the subject property. This is the Buffalo Gold Property ([AMIS 02708](#)) associated with the Buffalo Red Lake gold OMI. It is a class C site with lateral workings, miscellaneous structures, a portal or decline ramp and a vertical shaft. Based on the known and recorded AMIS information, the property is approximately 600 m from this AMIS site. Based on the limited information available (there are no mine plans for the underground workings), there is nothing indicating that the mining extends 600 m. The subject property also falls within the Closure Plan boundary for this mine site. Seeing as there is a closure plan on site, and the subject property falls within its boundaries, MINES recommends that the proponent (owner of the mine hazards, and holder of the closure plan), Equinox Gold, be contacted to discuss the risks, as they will have the most up to date information. See the attached Land Tenure and AMIS map, AMIS 02708 record and AMIS disclaimer.

The abandoned mines information system (AMIS) dataset is current to April 2022. As always, the information provided in the AMIS database has been compiled from various sources and the Ministry of Mines (MINES) makes no representation and takes no responsibility that such information is accurate, current or complete. The user is warned to undertake his or her own independent investigation to validate the information.

- The mineral potential was determined from data shown on the MMPET Index map for this area. MMPET is based on a GIS application that provides a high-level, regional scale illustration of the likelihood of any given parcel of land to be prospective for a metallic mineral resource. A score of 65 or more indicates significant mineral potential. The estimated metallic mineral potential index for the subject property is very high (90.1-100), with a max value of 100 out of a possible 100.

Bedrock geology maps, Ontario Mineral Inventory, and Abandoned Mines records are available for viewing or free download through GeologyOntario at <https://www.hub.geologyontario.mines.gov.on.ca/>. Official mining claim information is available through the MLAS Map Viewer application which is updated daily, and can be found at: <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/mlas-map-viewer>.

MINES recommends that the proponent (owner of the mine hazards, and holder of the closure plan), Equinox Gold, be contacted to discuss the Buffalo Gold Property AMIS risks, as they will have the most up to date information. They can be contacted at:

Telephone: 807-630-4607

Email: Cameron.mclean@equinoxgold.com

MINES has no further comments regarding this application. Let me know if you have any further questions.

Sincerely,



Sarah Ferguson, M.Sc., P. Geo.
Regional Land Use Geologist - NW Region
Resident Geologist Program
Phone: 807-707-7463
Sarah.Ferguson@ontario.ca

Attachments:

- Bedrock Geology and OMI map
- Land Tenure and AMIS map
- AMIS disclaimer
- AMIS 02708 record

The information provided in this document has been compiled from various sources, and the Ministry makes no representation and takes no responsibility that such information is accurate current or complete. The reader is warned to undertake his or her own independent investigation to validate this information.

Abandoned Mines Report

Report created: Thursday, April 27, 2023
All dimensions in metres

Mine Site General Information

Site ID 02708	Site Name BUFFALO GOLD PROPERTY	AMIS Division RED LAKE	Date Opened	Date Closed
Operational Access HIGHWAY	Mine Site Status ABANDONED	Reason for Closure CEASING PRODUCTION - OTHER	Primary Commodity GOLD	Jurisdiction MINING ACT
Mine Plan YES	Closure Plan YES	Rehabilitation Plan NO	Old MDI # KP0066	New MDI # MDI52N04SW00009
Township\Area HEYSON	Lot 0	Concession 0	NTS Sheet 052N04	OBM Map 201.5430056500
UTM Zone 15	UTM Northing 5650882	UTM Easting 439916	Latitude -93.85639	Longitude 51.00637
Evidence of Animals UNKNOWN	Chemical Document UNKNOWN	Evidence of Contamination UNKNOWN	Evidence of Sulphide Min UNKNOWN	Vegetation Condition

Vegetation Description

Animals Description

Site Chemistry Description

Background Information

CLOSURE PLAN B18 BUFFALO GOLD PROPERTY

SEE CLOSURE PLAN FILE FOR MNDM INSPECTION REPORTS

ACCESS; THE SITE IS WITHIN 1KM OF THE TOWN OF RED LAKE AND IS ACCESSIBLE VIA HWY 618 AND A 500M LONG MINE ROAD, SNIB LAKE IS 200M SOUTH OF THE SITE.

THE YEAR 1993 SURVEY REPORTS A LARGE OPEN PIT FILLED WITH WATER; MODERATE HAZARD; CRACK EXPOSED RUNNING INTO PIT. THE 60M SHAFT IS FILLED, THE PORTHOLE IS FILLED AND THE FOUNDATIONS ARE BURIED.

OGS 2012 RED LAKE REGIONAL RESIDENT GEOLOGIST REPORT STATES: BUFFALO MINE WAS IN PRODUCTION FROM 1981 TO 1982 AND 31,986 SHORT TONS WERE MILLED FROM THIS SITE.

Alternate Names

KITCHIGAMI MINE
BUFFALO RED LAKE
RED LAKE BUFFALO RESOURCES

Feature 02708-73227

Feature ID SHAFT	Feature Type SHAFT - 1 COMPARTMENT - VERTICAL SHAFT	Feature Class FEATURE TO SURFACE	Hazard Status ACTIVE HAZARD	Eval. Performed NO
Hazard Rating	Hazard Rank	Depth/Height 61	Feature Width 0	Feature Length 0
UTM Zone	UTM Northing	Utm Easting	Latitude	Longitude

15	5650940	439950	-93.85592	51.00689
Discharge pH	Discharge Conductivity	Discharge Flow	Discharge Receiver	Erosion UNKNOWN
Unit of Measure	Acid Basic Acct. Result	Acid Basic Acct. Method		

Feature Condition

2014 ASSESSMENT; THE SHAFT DESCRIBED IN THE CP IS NOT EASILY LOCATED ON SITE. THE LOCATION OF THE SHAFT SHOULD BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO REHABILITATE THE OPENING.

1993 ASSESSMENT; NO. 1 SHAFT, 60M DEEP, FILLED WITH WASTE ROCK.

HISTORICAL RECORDS INDICATE 1945-48, VERTICAL SHAFT TO 61M WITH 115M OF DRIFTING AND 78M OF CROSSCUTTING.

Known Hazards

Remediation Actions

Evaluations

Feature 02708-80271

Feature ID DECLINE	Feature Type PORTAL OR DECLINE RAMP	Feature Class FEATURE TO SURFACE	Hazard Status REHABILITATED	Eval. Performed NO
Hazard Rating	Hazard Rank	Depth/Height 0	Feature Width 0	Feature Length 53
UTM Zone 15	UTM Northing 5650793	Utm Easting 440016	Latitude -93.85495	Longitude 51.00558
Discharge pH	Discharge Conductivity	Discharge Flow	Discharge Receiver	Erosion UNKNOWN
Unit of Measure	Acid Basic Acct. Result	Acid Basic Acct. Method		

Feature Condition

2021 PRR: THE PORATL WAS EXHUMED, PHOTOGRAPHED AND RE-FILLED. RUN OF MINE UNDERGROUND WASTE ROCK WAS THEN USED TO FILL THE PORTAL TO WITHIN 50 CM OF THE SURROUNDING BEDROCK. THE REMAINING 50 CM TO BEDROCK WAS LEFT UNFILLED TO ALLOW FOR EASY FUTURE IDENTIFICATION, THE FILL MATERIAL WAS ALSO PUSHED INTO THE DECLINE APPROXIMATELY 3M BEFOND THE ANGLE OF REPOSE TO ELIMINATE THE POSIBILITY OF FILL SETTLEMENT APPEARING ON SURFACE. MATERIAL WITHIN THE FOOTPRINT OF THE PORTAL WAS TRUCK AND EXCAVATOR COMPACTED.

2014 ASSESSMENT; THE PORTAL HAS NOT BEEN BACKFILLED IN ACCORDANCE WITH THE MINE REHABILITATION CODE (NOT CERTIFIED).

1993 ASSESSMENT; DECLINE PORTAL FILLED WITH WASTE ROCK.

Known Hazards

Remediation Actions

Evaluations

Feature 02708-73229

Feature ID OPENPIT	Feature Type OPEN PIT	Feature Class FEATURE TO SURFACE	Hazard Status NOT A HAZARD	Eval. Performed NO
Hazard Rating	Hazard Rank	Depth/Height 8	Feature Width 0	Feature Length 0
UTM Zone 15	UTM Northing 5650812	Utm Easting 439916	Latitude -93.85638	Longitude 51.00574

Discharge pH	Discharge Conductivity	Discharge Flow	Discharge Receiver	Erosion UNKNOWN
Unit of Measure	Acid Basic Acct. Result	Acid Basic Acct. Method		

Feature Condition
 2014 ASSESSMENT; THE PIT IS FLOODED AND APPEARS AS A SMALL POND. THERE ARE NO SAFETY ISSUES WITH THIS PIT.
 1993 ASSESSMENT; OPEN, WATER FILLED PIT, CRACKS ADJACENT TO PIT.

Known Hazards

Remediation Actions

Evaluations

Feature 02708-73230

Feature ID MISC.	Feature Type MISCELLANEOUS STRUCTURES	Feature Class STRUCTURE	Hazard Status ACTIVE HAZARD	Eval. Performed NO
Hazard Rating	Hazard Rank	Depth/Height 0	Feature Width 0	Feature Length 0
UTM Zone 15	UTM Northing 5650800	Utm Easting 440096	Latitude -93.85381	Longitude 51.00565
Discharge pH	Discharge Conductivity	Discharge Flow	Discharge Receiver	Erosion UNKNOWN
Unit of Measure	Acid Basic Acct. Result	Acid Basic Acct. Method		

Feature Condition
 1993 ASSESSMENT; ELECTRICAL SUBSTATION.

Known Hazards

Remediation Actions

Evaluations

Feature 02708-73228

Feature ID MISC	Feature Type MISCELLANEOUS STRUCTURES	Feature Class STRUCTURE	Hazard Status NOT A HAZARD	Eval. Performed NO
Hazard Rating	Hazard Rank	Depth/Height 0	Feature Width 0	Feature Length 0
UTM Zone 15	UTM Northing 5650882	Utm Easting 439896	Latitude -93.85668	Longitude 51.00637
Discharge pH	Discharge Conductivity	Discharge Flow	Discharge Receiver	Erosion UNKNOWN
Unit of Measure	Acid Basic Acct. Result	Acid Basic Acct. Method		

Feature Condition
 1993 ASSESSMENT; HOIST ROOM, BURIED HOIST FOUNDATIONS.

Known Hazards

Remediation Actions

Evaluations

Feature 02708-80266

Feature ID LATWORKS	Feature Type LATERAL WORKINGS	Feature Class UNDERGROUND	Hazard Status ACTIVE HAZARD	Eval. Performed NO
Hazard Rating	Hazard Rank	Depth/Height 38	Feature Width 0	Feature Length 0
UTM Zone 15	UTM Northing 5650882	Utm Easting 439916	Latitude -93.85639	Longitude 51.00637
Discharge pH	Discharge Conductivity	Discharge Flow	Discharge Receiver	Erosion UNKNOWN
Unit of Measure	Acid Basic Acct. Result	Acid Basic Acct. Method		

Feature Condition

1993 ASSESSMENT; INDICATES A DECLINE PORTAL FILLED WITH WASTE ROCK. LEVEL PLANS INDICATE THE DECLINE JOINS THE SHAFT ON THE 53M LEVEL.

HISTORICAL RECORDS INDICATE (1945-48), VERTICAL SHAFT TO 61M WITH 115M OF DRIFTING AND 78M OF CROSSCUTTING.

Known Hazards

Remediation Actions

Evaluations

Digital Documents

Class Inspection Report	File Name B18_Buffalo Gold_INS_RPT_2010-08-23.pdf	Comments 2010 MNDM INSPECTION REPORT
Class Inspection Report	File Name B18_Buffalo Gold_INS_RPT_2014-11-25.pdf	Comments 2014 MNDM INSPECTION REPORT
Class Rehabilitation Report	File Name 02708_(11222021)_REH_MNDM.pdf	Comments 2021 PROGRESSIVE REHABILITATION REPORT - PORTAL CLOSURE
Class Photo Archive	File Name 02708_(16-06-2010)_PA.pdf	Comments 2010 PHOTO ARCHIVE
Class Videos	File Name 02708.mpeg	Comments RED LAKE 1993 SITE ASSESSMENT VIDEO

Inspections

Inspection ID S0101	Purpose/Type UNKNOWN	Inspected by RAVEN BECK	Inspection Date 8/20/1992
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Description of Findings

Inspection ID	Purpose/Type SITE ASSESSMENT REPORT	Inspected by VB COOK CO. LTD	Inspection Date 1/1/1993
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Description of Findings

A LARGE OPEN PIT FILLED WITH WATER; MODERATE HAZARD; CRACK EXPOSED RUNNING INTO PIT. THE 60M SHAFT IS FILLED, THE PORTHOLE IS FILLED AND THE FOUNDATIONS ARE BURIED.

Inspection ID	Purpose/Type	Inspected by	Inspection Date
	PLANNED INSPECTION - ANNUAL MONITORING	MARK PUUMALA	6/16/2010

Description of Findings

CURRENTLY IN A STATE OF INACTIVITY. ITEMS NOT MENTIONED IN THE CP WHAT NEED TO BE ADDRESSED PRIOR TO FINAL CLOSURE INCLUDE; CERTIFICATION OF DECLINE ADIT REHAB MEASURES, VERIFICATION OF SHAFT LOCATION AND INSTALLATION OF CERTIFIED CAP, CERTIFICATION OF CROWN PILLAR STABILITY AND DECOMMISSIONING OF MINE WATER RETENTION POND.

Inspection ID	Purpose/Type	Inspected by	Inspection Date
	PLANNED INSPECTION - ANNUAL MONITORING	BRAD DRAGAN	7/23/2014

Description of Findings

THE BACKFILLED PORTAL HAS NOT BEEN CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER. THE SHAFT NEEDS TO BE REHABILITATED IN ACCORDANCE WITH THE MINE REHAB CODE. A GEOTECHNICAL STUDY IS REQUIRED TO ENSURE THE CROWN PILLARS LONG TERM STABILITY IS MAINTAINED. A MONITORING PROGRAM SHOULD BE DEVELOPED TO ENSURE DRAINAGE FROM OPEN PIT IS UNIMPAIRED.

References

Reference ID	Confidence Level	Confidence Level Comments
98290	M	

Reference Type	Origin Name	General Comments
MAP		MINE PLANS & SECTIONS, MNM RESIDENT GEOLOGIST-RED LAKE

Reference ID	Confidence Level	Confidence Level Comments
98297	M	

Reference Type	Origin Name	General Comments
MAP		ODM MAP 36A

Reference ID	Confidence Level	Confidence Level Comments
98291	M	

Reference Type	Origin Name	General Comments
MAP		MINE PLANS & SECTIONS, MNM RESIDENT GEOLOGIST-RED LAKE

Reference ID	Confidence Level	Confidence Level Comments
98287	M	

Reference Type	Origin Name	General Comments
PUBLICATION	CONSULTANT	ATKINSON, B. 1988 MINE HAZARDS-RED LAKE

Reference ID	Confidence Level	Confidence Level Comments
98288	M	

Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	HEYSON TWP. BUFFALO RED LAKE MINES LTD.

Reference ID	Confidence Level	Confidence Level Comments
98289	M	

Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	HEYSON TWP. RED LAKE BUFFALO RESOURCES LTD.

Reference ID	Confidence Level	Confidence Level Comments
98292	M	

Reference Type	Origin Name	General Comments

PUBLICATION	MOL	MOL BUFFALO RED LAKE MINES LTD.; MNDM - RED LAKE
Reference ID	Confidence Level	Confidence Level Comments
98293	M	
Reference Type	Origin Name	General Comments
PUBLICATION	MOL	MOL BUFFALO RED LAKE MINES LTD.; MNDM - RED LAKE
Reference ID	Confidence Level	Confidence Level Comments
98294	M	
Reference Type	Origin Name	General Comments
PUBLICATION	GSC	NMI FILE, 41N/15 AU 6
Reference ID	Confidence Level	Confidence Level Comments
98295	M	
Reference Type	Origin Name	General Comments
PUBLICATION	GSC	NMI FILE, 52N/04,K/13 AU 34
Reference ID	Confidence Level	Confidence Level Comments
98296	M	
Reference Type	Origin Name	General Comments
PUBLICATION	GSC	NMI FILE, 52N/04,K/13 AU 34
Reference ID	Confidence Level	Confidence Level Comments
98286	M	
Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	AFRO 1966, NAVEAU-0013-C1
Reference ID	Confidence Level	Confidence Level Comments
98285	M	
Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	AFRO 1948, #63.3565
Reference ID	Confidence Level	Confidence Level Comments
98283	M	
Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	AFRO 1926, NAVEAU-0015-C1
Reference ID	Confidence Level	Confidence Level Comments
98284	M	
Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	AFRO 1935, NAVEAU-0015-A1
Reference ID	Confidence Level	Confidence Level Comments
98298	M	
Reference Type	Origin Name	General Comments
PUBLICATION	OGS	OGS 1927, AR VOL.36 PT.2, P.41

Reference ID	Confidence Level	Confidence Level Comments
98299	M	
Reference Type	Origin Name	General Comments
PUBLICATION	OGS	OGS 1940, AR VOL.49 PT.1, P.73
Reference ID	Confidence Level	Confidence Level Comments
98300	M	
Reference Type	Origin Name	General Comments
PUBLICATION	OGS	OGS 1968, GR 56, P.37-38
Reference ID	Confidence Level	Confidence Level Comments
98301	M	
Reference Type	Origin Name	General Comments
PUBLICATION	OGS	OGS 1971, MRC 13, P. 222-223
Reference ID	Confidence Level	Confidence Level Comments
98302	M	
Reference Type	Origin Name	General Comments
PUBLICATION	CONSULTANT	RAVEN BECK ENVIRONMENTAL LTD.
Reference ID	Confidence Level	Confidence Level Comments
98303	M	
Reference Type	Origin Name	General Comments
PUBLICATION	OGS	TAILINGS INVENTORY SURVEY UNPUBLISHED WRGO M. COOK 1986
Reference ID	Confidence Level	Confidence Level Comments
98304	M	
Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	WRGO NAVEAU 0012-C1, 00113-C1, 0015-C1, 0029-A1, 0022
Reference ID	Confidence Level	Confidence Level Comments
98305	M	
Reference Type	Origin Name	General Comments
PUBLICATION	OGS	WRGO OFR 5532, WD.MAASSEY, GEOLOGY OF THE MISJEWAWA LAKE AREA
Reference ID	Confidence Level	Confidence Level Comments
98306	M	
Reference Type	Origin Name	General Comments
PUBLICATION	MNDM	WRGO OFR 5532,NAVEAU-1
Reference ID	Confidence Level	Confidence Level Comments
122172	M	
Reference Type	Origin Name	General Comments
REPORT	VB COOK CO. LTD	VB COOK CO. LTD, 1993 ASSESSMENT, VOLUME II, OBM, SCALED SITE DRAWING, 35MM SLIDES AND VIDEO INCLUDED.

Ministry of Mines

Mineral Development and Lands
Branch

933 Ramsey Lake Road, B6
Sudbury ON P3E 6B5
Tel.: (705) 670-5798
Fax: (705) 670-5803
Toll Free: 1-888-415-9845, Ext 5798

Ministère des Mines

Direction de l'exploitation des minéraux et de
la gestion des terrains minier

933, chemin du lac Ramsey, étage B6
Sudbury ON P3E 6B5
Tél. : 705 670-5798
Télééc. : 705 670-5803
Sans frais : 1 888 415-9845, poste 5798

**Please be aware of the following regarding the Abandoned Mines Information System (AMIS) data:**

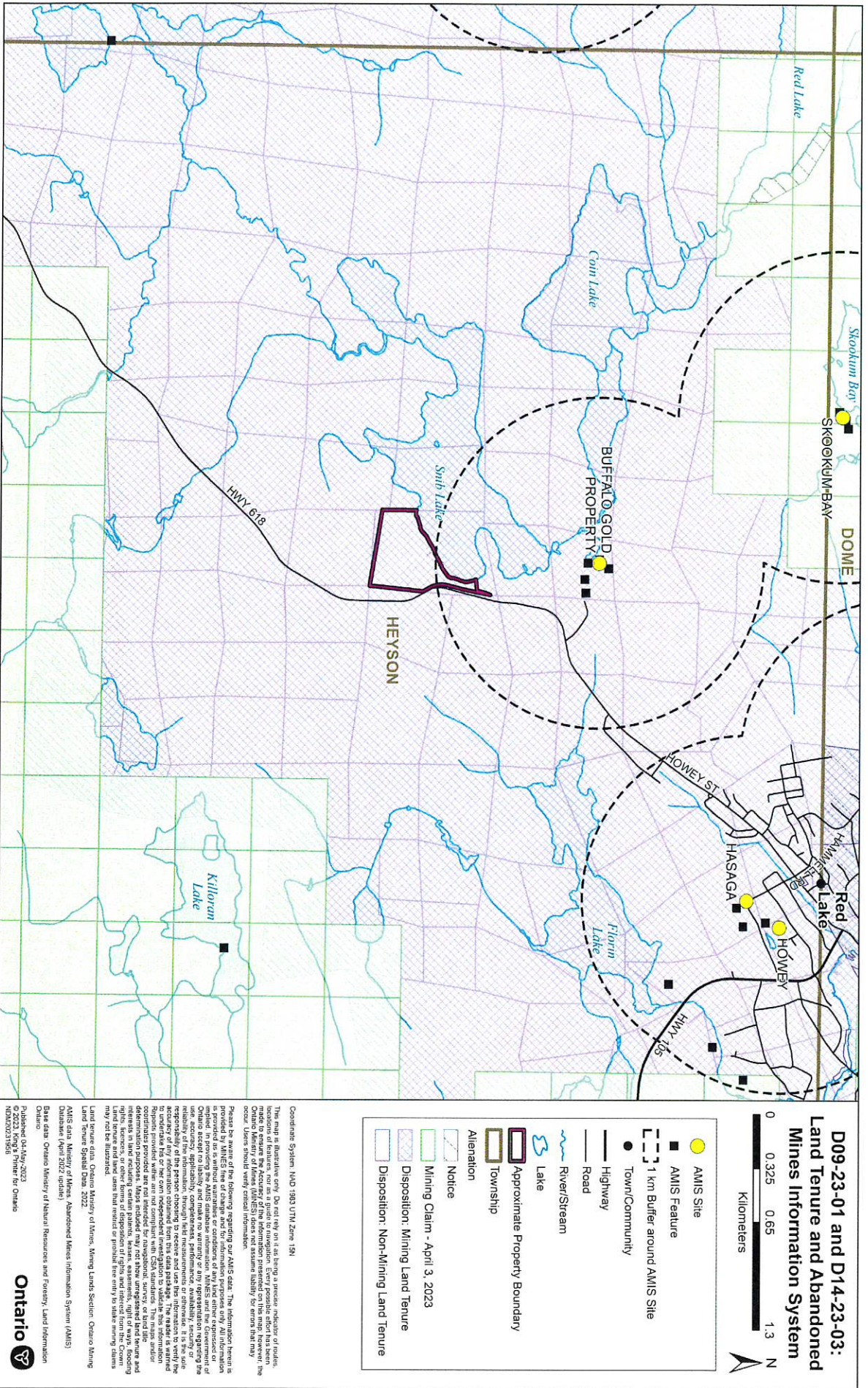
The information herein is provided by MINES free of charge and for information purposes only. All information is provided "as is" without warranties or conditions of any kind either expressed or implied. In providing the AMIS database information, MINES and the Government of Ontario accept no liability and make no warranty or any representation regarding the use, accuracy, applicability, completeness, performance, availability, security or reliability of the information, through field measurements or otherwise. It is the sole responsibility of the person choosing to receive and use this information to verify the accuracy of any information obtained from this data package. The reader is warned to undertake his or her own independent investigation to validate this information. Reports provided within are not compliant with CSA standards.

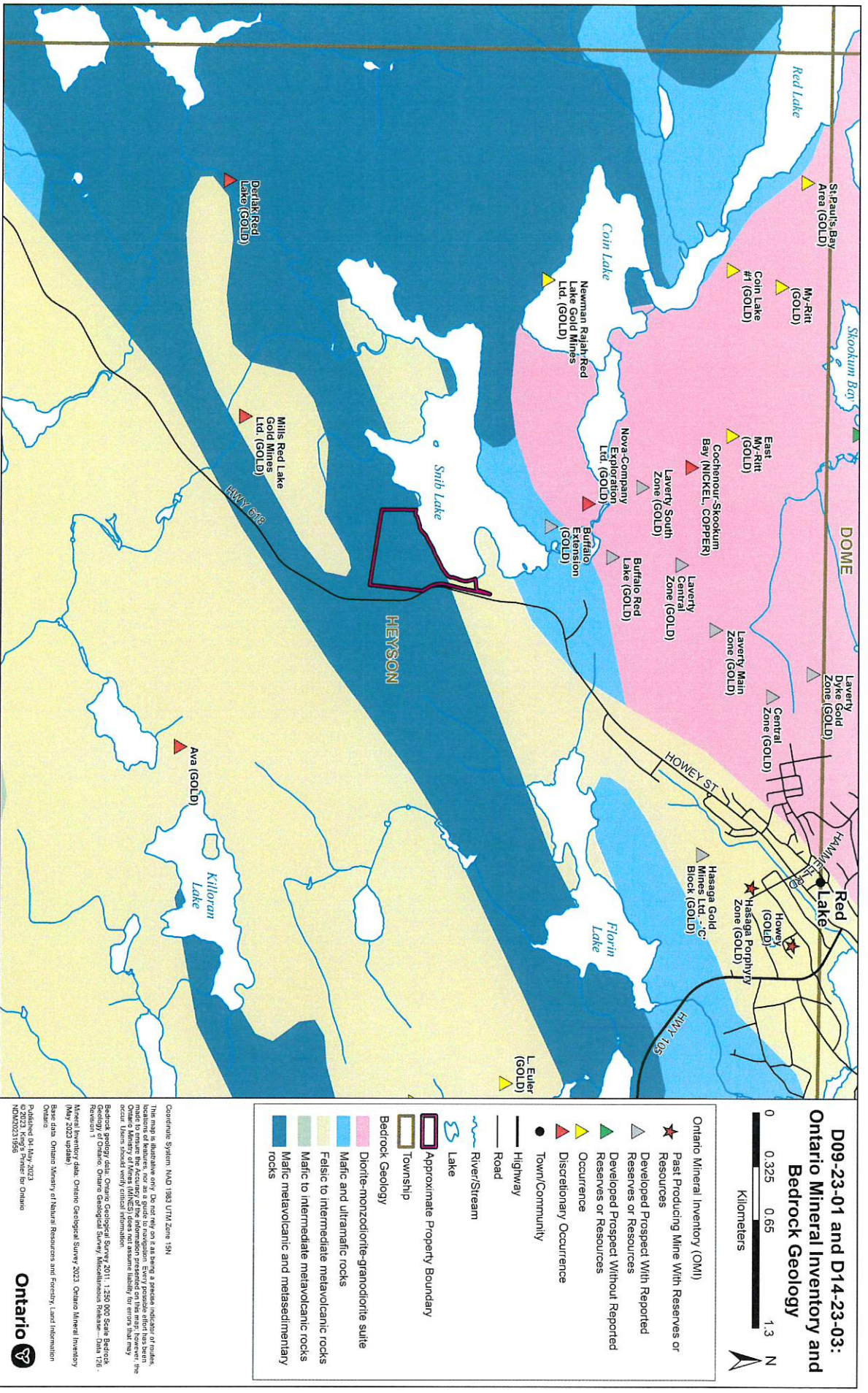
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Ministry Contact Information**Abandoned Mines Program**

Willet Green Miller Center – Level B6
933 Ramsey Lake Road
Sudbury ON P3E 6B5

Emilie Trottier
Telephone: (705)280-8658
Email: emilie.trottier@ontario.ca
Mine Hazards Technical Specialist





Subject: RE: Snib Lake

From: Cameron McLean <cameron.mclean@equinoxgold.com>

Date: 2023-05-31, 12:55 p.m.

To: Kristina Grondin <kristina.grondin@redlake.ca>

CC: "pjbrugger@gmail.com" <pjbrugger@gmail.com>

Hi Kristina,

We're unaware of any mine hazards on that parcel and the closest portion of that parcel is approximately 600 m to the south of the historic Buffalo mine. We do not have any concerns regarding the application.

Cam



Northwestern
Health Unit

www.nwhu.on.ca

Application for Consent Report

Regarding Property:

legal description PCL 5750 Sec DPFSRO; Mining Claim K1474 Snib Lake Heyson Twp

location Snib Lake

Owner(s) Bruce Lavigne

NWHU File Number

LDK023-16

The Northwestern Health Unit inspects and/or reviews proposed consents to assess the retained and new proposed lot's ability to have future Ontario Building Code compliant septic systems and to assess the suitability of any existing sewage systems. Most illnesses that arise from contact with sewage are caused by pathogens which are biological agents that cause disease or illness in a host. Pathogens in sewage include bacteria, parasites and viruses. They can cause a wide variety of acute illnesses.

The items below only address the sewage system capability of the proposed consent. Any deficiencies noted about existing sewage systems are dealt with directly with the property owner.

Systems are subject to environmental factors such as soil conditions, prevalence of shallow or exposed bedrock, groundwater table and drainage. Correct or improper usage of a system will also affect its operable longevity.

Retained Property

Main Sewage

The proposed lot is vacant and there are suitable areas to install a future septic system with imported sand fill.

Severed Property - Lot One

Main Sewage

The proposed lot is vacant and there are suitable areas to install a future septic system with imported sand fill.

Severed Property - Lot Two

Main Sewage

The proposed lot is vacant and there are suitable areas to install a future septic system with imported sand fill.

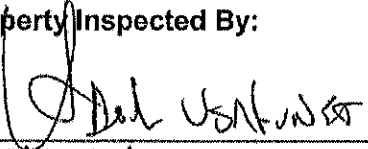
The future septic area on this lot is in the rear northern corner of the lot on the higher ground. The southern and middle area of the lot have a very high watertable with a drainage ditch travelling through the middle of the lot. It is important to not create a driveway or erect a garage on this future septic system area. There is plenty of area to install a septic system on this lot, but other construction in the field area could make installing a system problematic.

Final Comments:

The Northwestern Health Unit has no objections to the proposed consent

The Northwestern Health Unit requests that no building permits be issued on Severed Lot 2 until there is an issued sewage system permit. We are not asking for a sewage system to be installed as part of moving forward; we are identifying that the possibility exists that the future septic system area could be compromised by either putting the driveway through it or erecting a garage too close to it.

Property Inspected By:

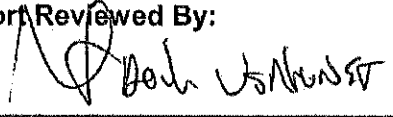


MAY 24 2017

Doug Vergunst,
Chief Building Official

Date

Report Reviewed By:



MAY 24 2017

Doug Vergunst

Date