



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

**MINUTES OF A COMMITTEE OF ADJUSTMENT PUBLIC HEARING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON 13 JUNE 2023**

Present:	Gary Ripley Shielagh Banfield Alistair McRae Brenda Cooke	Chair Member Member Member
Absent:	Enid Carlson Jerrett Landry	Member Member
Staff:	Kristina Grondin	Planning Coordinator

1. CALL TO ORDER:

- 1.1 The Hearing was called to order at 5:00 p.m.
- 1.2 Land Acknowledgement Statement.

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

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

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

3. COMMITTEE OF ADJUSTMENT PUBLIC HEARINGS:

- 3.1 Consent to Sever (D10-23-03): McKenzie Island – Carlson.

The Chair advised that the public hearing was being held by the Committee of Adjustment regarding an Application for Consent to Sever D10-23-03; McKenzie Island - Carlson. He stated that any person may express their views on the proposed application, and a record will be kept of all concerns. He requested that everyone sign the attendance form.

The Planning Coordinator read out the report advising that the subject property was located on the north side of McKenzie Island. She reported the subject property is described as Parts 5 – 10 of Plan 23R-11403, zoned Recreational Residential, designated Natural Resources and currently vacant. She advised that the total area of the property is 21.219 ha, which includes 2.052 ha that are under water.

The Planning Coordinator reported that the request is to create 2 new lots and 1 retained lot. She advised that an approved severance would result in one of the new lots being 0.722 ha in size. She noted that the Official Plan and Zoning By-Law state that a recreational residential lot shall not be less than 1.0 ha. She advised that the condition of a Consent to Sever would be an Official Plan Amendment and Zoning By-Law Amendment to ensure compliance.

The Planning Coordinator reviewed the comments from the Ministry of Municipal Affairs and Housing. Their comments noted that the Ministry of Environment, Conservation and Parks recommends a minimum lot size of 1 hectare and that the Ontario Building Code sets a province wide standard requiring a minimum 15 metre clearance between a Class 4 or 5 sewage system and any lakes, ponds or rivers, as well as water sources such as wells and reservoirs. The comments also referenced Section 1.6.6.4 of the Provincial Policy Statement. She advised that after the Planning Report was distributed, she received comment from the Ministry of Natural Resources and Forestry stating that they have no concerns as there are no natural heritage sites close to the subject property. She noted that no comments were received from the Northwestern Health Unit, but she attached an inspection to the report from 2005 that included the subject property.

The Planning Coordinator summarized the analysis stating that the only permitted use is a recreational dwelling unit, there is public boat access and adequate off street parking. She advised that the application states water will be drawn from the lake and potable water hauled to the property. She noted that water capacity on Red Lake is not a concern and that a privy is an acceptable sewage disposal system for a recreational dwelling unit. She noted that the Municipal Zoning By-Law does not permit buildings or structures to be erected less than 30 metres from the highwater mark so any building constructed, including a privy, would exceed the Ontario Building Code setback requirement of 15 metres. Regarding the proposed undersized lot, the Municipality is not concerned about the lot size and feels there will be no negative impacts on the lake, as all minimum setback requirements can be achieved. The Municipality is confident that Part 10 of Plan 23R-11403 is suitable for the long-term provision of on-site sewage and water services that are adequate for recreational residential use.

The Planning Coordinator advised that the recommendation is that the Committee recommends to Council the approval of all three applications, noting conditions will apply to the Consent to Sever.

The Chair asked if the Committee had any questions. None were heard. The Chair asked if anyone wished to speak in opposition of the application. No comments were heard. The Chair asked if anyone wished to speak in support of the application. Mr. Carlson advised that at one time the proposed three lots were individual lots, and they would like to return them to their original state. Hearing no additional comments or questions the Chair closed the public hearing at 5:14 p.m.

Application for D10-23-03; McKenzie Island - Carlson
Moved by Alistair McRae
Seconded by Brenda Cooke
Decision – Approved

4. **MINUTES OF PREVIOUS MEETING:**

None at this time.

5. **UNFINISHED BUSINESS:**

None at this time.

6. **NEW BUSINESS:**

6.1 Inquiry: 50 Detta Road, Balmertown.

The Planning Coordinator advised that the Planning Department received an inquiry regarding a Consent to Sever for 50 Detta Road, Balmertown. She reported that the owner would like to create two new lots and one retained lot. She noted that the property is zoned Townsite Residential Density 2 (R2) and designated Townsite Residential. She advised the subject property is 4.08 ha and currently developed with a hotel and three apartment buildings. She reported that the proposed lots would be as follows: Lot #1 – 0.53 ha, 44 m frontage, Vacant lot, zoned R2; Lot #2 – 2.38 ha, 163 m frontage, three Apartment Buildings, zoned R2; Lot #3 – 1.15 ha, 137.6 m frontage, Natures Inn Hotel, would require rezoning to Townsite Commercial (C1) and redesignation to Townsite Employment. She noted all proposed lots would comply with the zone requirements. The result of the inquiry would be a Consent to Sever, an Official Plan Amendment and Zoning By-Law Amendment. No comments were heard from the Committee.

7. **CLOSED MEETING:**

None at this time.

8. **NEXT MEETING:**

8.1 Tuesday, May 9th, 2023, at 5:00 p.m.

9. **ADJOURNMENT:**

It was:

Moved by Brenda Cooke

Seconded by Jerrett Landry

(COA-04-23)

RESOLVED that the Committee of Adjustment hereby adjourns from a Regular Meeting held April 12th, 2023, at 5:22 p.m.

CARRIED

Gary Ripley, Chair

Mark Vermette, Secretary-Treasurer