



**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 15 AUGUST 2023**

Present:	Gary Ripley	Chair
	Enid Carlson	Member
	Brenda Cooke	Member
	Allistair McRae	Member
Absent:	Shielagh Banfield	Member
	Jerrett Landry	Member
Staff:	Mark Vermette	CAO/Secretary-Treasurer
	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 the reciprocity of all our relationships on these sacred Lands and Water.

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

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

3. COMMITTEE OF ADJUSTMENT PUBLIC HEARINGS:

- 3.1 Application for Consent to Sever: 50 Detta Road, Balmertown.

The Chair advised that the public hearing was being held by the Committee of Adjustment regarding an Application for Consent to Sever D10-23-05: 50 Detta Road, Balmertown. 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 reported that the property 4.08 hectares and is developed with the Nature's Inn Hotel and three apartment complexes. She advised that the property is zoned Townsite Residential Density 2 (R2) and designated Townsite Residential. She advised that the purpose the application is to create a total of 3 lots. She reported that the first lot would include the Nature's Inn, the second lot would include the three apartment complexes, and the third lot would be vacant.

The Planning Coordinator noted that the property is the subject of a Zoning By-Law Amendment (ZBLA) and an Official Plan Amendment (OPA), which are contingent on the Consent to Sever. She stated that the ZBLA and OPA are to change the Nature's Inn portion of the property from R2 to Townsite Commercial (C1) and the designation from Rural Residential to Townsite Employment. She noted these applications would bring the use of the property into compliance with the Zoning By-Law and Official Plan.

The Planning Coordinator advised that through the notification process comments were received from the Ministry of Mines and Evolution Mine. The Ministry of Mines advised that the property was check for mining land tenure, geology, mineral deposits, mineral potential, and abandoned mine site hazards and provided the results. The report states that it does not seem like crown pillar areas are near the subject property, however it is within Evolution's closure plan. Their recommendation was to contact Evolution to discuss risks, as they would have the most up to date information. The Planning Coordinator advised she contacted Evolution and they responded that they have no concerns.

The Planning Coordinator reported that all existing buildings would comply with the proposed zoning setbacks. She advised that any new construction would have to comply with zoning requirements. She stated that the recommendation is to approve the Consent to Sever with the condition that the ZBLA and OPA are completed.

The Chair asked if the Committee had any questions. A Committee Member noted that there is a capped shaft on the property. The Planning Coordinator advised that Evolution advised that there were no concerns as the portion of the property that had this infrastructure was already developed. She noted that any new development on the property would require permitting and this would be taken into consideration. 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. No comments were heard. Hearing no additional comments or questions the Chair closed the public hearing.

Application for D10-23-05: 50 Detta Road, Balmertown
Decision – Approved

3.1 Application for Consent to Sever: 213 St. Paul's Bay Road, Red Lake.

The Chair advised that the public hearing was being held by the Committee of Adjustment regarding an Application for Consent to Sever D10-23-04: 213 St. Paul's Bay Road, Red Lake. 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 advised that the purpose of the application is to create one new lot and one retained lot. She stated that the subject property is zoned and designated Rural Residential. She reported that the property is 5.837 hectares with 280.4 metres of waterfrontage. She noted that the property abuts St. Paul's Bay Road and is currently developed with a single detached dwelling and garage. She reviewed the Official Plan and zoning requirements for the Rural Residential zone.

The Planning Coordinator reported that the proposed new lot is 1.4241 hectares with 124.3 metres of frontage and access from St. Paul's Bay Road. She stated that the retained lot would be 4.4129 hectares with 280.4 metres of waterfrontage and 20 metres abutting St. Paul's Bay Access Road. She reported that both lots will meet all R4 zone requirements.

The Planning Coordinator advised that notice was circulated as per requirements and no comments were received. She noted that the recommendation is that the Committee approves the application as presented.

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. No comments were heard. Hearing no additional comments or questions the Chair closed the public hearing.

Application for D10-23-04: 213 St. Paul's Bay Road, Red Lake
Decision – Approved

4. **MINUTES OF PREVIOUS MEETING:**

None at this time.

5. **UNFINISHED BUSINESS:**

None at this time.

6. **NEW BUSINESS:**

7. **CLOSED MEETING:**

None at this time.

8. **NEXT MEETING:**

8.1 Tuesday, September 12th, 2023, at 5:00 p.m.

9. **ADJOURNMENT:**

It was:

Moved by Alistair McRae

Seconded by Enid Carlson

(COA-11-23)

RESOLVED that the Committee of Adjustment hereby adjourns from a Regular Meeting held July 11th, 2023, at 5:24 p.m.

CARRIED

Gary Ripley, Chair

Mark Vermette, Secretary-Treasurer