

PLANNING DEPARTMENT STAFF REPORT

NO. PL-2025-002

Department :	Planning	Prepared By:	Hatem Omran, Planner	
Report To:	Council	<input type="checkbox"/> Open Meeting		
		<input type="checkbox"/> Closed Meeting		
	Committee of the Whole	<input type="checkbox"/> Open Meeting		
		<input type="checkbox"/> Closed Meeting		
	Planning Committee	<input checked="" type="checkbox"/> Any Meeting	June 10, 2025	
Subject:	Application for Temporary Use Provision-28 HWY 105 Red Lake			
Supervisor Approval:	Michelle Hendry			
CAO Approval:	Michelle Hendry			

A. Recommendation:

That the Municipality of Red Lake Planning Advisory Committee receives for information Staff Report PL-2025-002 (Application for Temporary Use Provision-28 HWY 105 Red Lake), and

That the Planning Advisory Committee approves Application D14-25-01; 28 HWY 105, Red Lake to permit a food truck on a commercially zoned lot that is currently vacant.

B. Background:

This application for a Temporary Use By-law Amendment is submitted under Section 39 of the *Planning Act*, R.S.O. 1990, c. P.13, which allows a municipality to authorize the temporary use of land, buildings, or structures for a purpose otherwise prohibited by the Zoning By-law.

The subject property, located at 28 HWY 105, Red Lake is currently zoned Highway Commercial (C3), under the Municipality's Zoning By-law. The C3 Zone does not permit a food truck and therefore the applicant is requesting a temporary use to permit the operation of a food truck.

The proposed temporary use is intended to operate for a period of up to three (3) years, as permitted under the *Planning Act*. This temporary use will allow the applicant to respond to short-term needs or opportunities while the long-term use of the property is further evaluated or developed.

The application is being submitted in accordance with municipal procedures and includes the necessary supporting documentation, including a site plan and photos of the proposed food truck.

Official Plan

Section 8.7 of the Official Plan authorizes Council to pass a temporary use By-law subject to the following criteria.

Official Plan Context

Section 8.7 of the Municipality's Official Plan authorizes Council to pass Temporary Use By-laws, subject to criteria that include: compatibility with surrounding land uses, appropriateness of the proposed use for the site, limited or no requirement for major capital investment, no need for municipal servicing extensions, and a defined and limited duration for the proposed use.



Figure 1, 28 HWY 105 Red Lake, ON.

The proposed application conforms with these criteria. The property is designated and zoned for commercial use, the proposed food truck operation will not require major infrastructure investment, and the proposed use is considered compatible with the surrounding area.

Sections 41(2) and 41(3) of the Planning Act, R.S.O. 1990, c. P.13, as amended, provide that where an area is shown or described in an Official Plan as a proposed Site Plan Control area, the Council of the local municipality may designate the whole or any part of such area as a Site Plan Control area. It is noted in conjunction with this application the applicant has also submitted an application for a site plan agreement which will allow the municipality to regulate the overall development and use of the site with respect to parking, storage, waste disposal and tables.

Analysis

In consultation with the Municipal Planning Consultant, Chris Jones, the request for a Temporary Use Provision to permit the operation of a food truck or trailer business on the subject lot represents an appropriate interim land use.

The property located at 28 Highway 105, Red Lake, is currently vacant aside from a flat concrete slab situated at the rear of the lot and a small wooden shed. The lot measures approximately 22,830.23 square feet (0.524 acres) with a total perimeter of 603.67 feet. It features 107.77 feet of frontage along Highway 105 and 178.36 feet of frontage along Howey Bay Road.

To support this request and provide further clarity regarding the proposed use, the applicant has submitted a Site Plan Agreement application in conjunction with the Temporary Use Provision application.

The subject property is not subject to any site-specific zoning provisions. As such, there are no identified regulatory constraints that would preclude the processing or consideration of the Temporary Use Provision or Site Plan Agreement applications.

Should the application be approved, the applicant will be required to obtain a valid business license prior to commencing operations.

C. Financial Considerations and Budget Impact:

There are no financial or budget implications for the Municipality.

D. Council Policy and Guidelines:

This application for a Temporary Use Provision is governed by Zoning By-Law No. 233-2015 as amended and Section 39 of the Ontario Planning Act.

E. The Municipality of Red Lake Strategic Plan:

The Temporary Use Provision application is not linked to the Municipal Strategic Plan.

F. Alternatives:

The Planning Committee may choose not to approve the proposed Temporary Use Provision Application.

Submitted By:

Hatem Omran, Planner

Attachments:

1. Appendix 1: Public Notice of Application and Public Meeting
2. Appendix 2: Complete Temporary Use Provision Application
3. Appendix 3: Complete Site Plan Agreement
4. Appendix 4: Photos of the Food Truck



Notice dated: May 15th, 2025

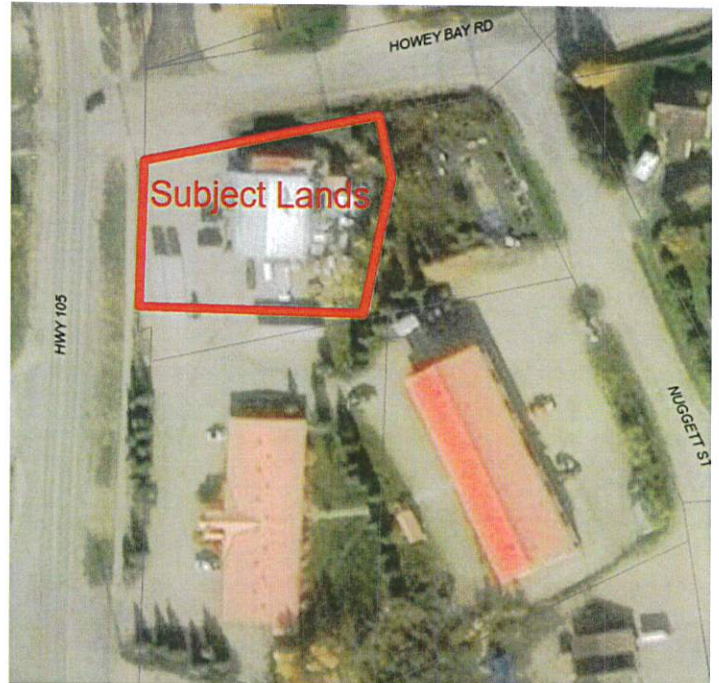
**NOTICE OF APPLICATION AND PUBLIC MEETING
FOR A TEMPORARY USE ZONING BY-LAW, FILE NUMBER D14-25-01**
39 of the *Planning Act*, R.S.O. 1990, c. P.13

TAKE NOTICE THAT the Council of The Corporation of the Municipality of Red Lake has received complete application for a Temporary Use Zoning By-law described as follows:

LOCATION OF PROPERTY: 28 Hwy 105, Red Lake. Refer to the location sketch to the right.

PROPERTY DESCRIPTION: The subject property is designated Highway Commercial under the Official Plan and is zoned Highway Commercial (C3). The lot currently vacant with the exception of a small storage shed.

PURPOSE AND EFFECT OF THE APPLICATIONS: The purpose of this application is to permit operation of a food truck on lot for a period of 3 years.



OTHER PLANNING APPLICATIONS RELEVANT TO THE SUBJECT LOCATION: An Application for Site Plan Control is being considered in conjunction with Application D14-25-01.

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

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

PUBLIC MEETING: You are entitled to attend this public meeting in person to express your views about the application. If you wish to make written comments on the application, they may be forwarded to the Clerk of The Corporation of the Municipality of Red Lake at the address below.

FAILURE TO MAKE ORAL OR WRITTEN SUBMISSION: If a specified 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 specified 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 Ontario Land Tribunal.
- b) the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

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

DATE AND TIME OF PUBLIC MEETINGS: Tuesday, June 10th, 2025 at 5:00 p.m.

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

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

If you have any questions, please contact the Planning Department at 807-735-2096 or by email at Hatem.Omran@redlake.ca

FILE NUMBER
D14-25-01

MUNICIPALITY OF RED LAKE

APPLICATION FOR A ZONING BY-LAW AMENDMENT OR TEMPORARY USE PROVISION

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

☐ APPLICATION FEE ENCLOSED – \$600.00

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

NAME OF OWNER RAQUEL CLARKE		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 17 Lake Drive	POSTAL BOX P.O. Box 626	STREET ADDRESS	POSTAL BOX
POSTAL/ZIP CODE P0V 2M0	PROV./STATE ON.	POSTAL/ZIP CODE	PROV./STATE
TELEPHONE 807-228-0948		TELEPHONE	
EMAIL raquel.clarke@yahoo.ca		EMAIL	

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

YES

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES

KHUAN LUV**136 Blackburn Drive
Brantford, ON. N3T 6S2**

PROPERTY INFORMATION

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

**28 Highway 105, Red Lake, ON. PIN 42009-2368 (LT) SRD Part Mining Claim K1368
Dome/Heyson and Part Mining Claim K1369 Heyson, Part 1, 2, 3, 4 and 6**

Street address and town site name

28 Highway 105 Red Lake, ON.

DIMENSIONS OF SUBJECT LAND

Frontage (metres):

33.5 metres

Depth (metres):

54 metres**As Per gisportal.redlake.ca
Area (hectares): 2.132 sq. metres**

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

C3 Commercial

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN

Commercial Use

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

C3-Commercial

DATE SUBJECT LAND WAS ACQUIRED ON:	December 16, 2024
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?	N/A

PROPOSAL INFORMATION:

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED
Temporary Use Provincial	To be able to use land for Commercial Use without main purpose building.

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

TYPE - SHED	Front lot line setback: 43.3M	Height in metres: 3.66M
DATE CONSTRUCTED	Rear lot line setback: 9.78M	Dimensions: 4.13M X 3.67M
	Side lot line setback: 11.2M	Floor Area: 15.16M
	Side lot line setback: 28.4M	
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 - FOOD TRUCK	Front lot line setback: 31.83M	Height in metres: 2.57M
New 2023 Quest Edition	Rear lot line setback: 14.13M	Dimensions: 2.13M X 4.27M
	Side lot line setback: 13.6M	Floor Area: 9.10 Square M
	Side lot line setback: 29.7M	
TYPE -	Front lot line setback:	Height in metres:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	

ACCESS – Access to the subject land will be by:

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

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

Docking facilities (specify).....

Parking facilities (specify).....

distance from subject land

distance from subject land

distance from nearest public road

distance from nearest public road

EXISTING USES of subject land: N/A

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

Vacant Lot

PROPOSED USES of the subject land:

Commercial Food Truck

POTABLE WATER is provided to the subject land by:

☐ Publicly-owned/operated piped water system

☐ Lake or other water body

☒ Privately-owned/operated individual well

☐ Other means (specify)

☐ Privately-owned/operated communal well

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

☐ Publicly-owned/operated sewage system

☐ Privy

☒ Privately-owned/operated individual septic system

☐ Other means (specify)

☐ Privately-owned/operated communal septic system

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

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

STORM DRAINAGE is provided to the subject land by:

☐ Sewers

☐ Ditches

☐ Swales

☒ Other means (specify) Municipality

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.

Township to pick up garbage

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 N/A Status _____

If Yes please describe in detail: _____

☐ zoning by-law amendment (under section 34) File _____ Status _____

If Yes please describe in detail: _____

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

CHECK AS APPLICABLE:

Does the Owner own any adjoining property? ☐ Yes ☒ No

If Yes please describe in detail: _____

Is there any reason to believe that the site may be environmentally contaminated? ☐ Yes ☒ No

If Yes please describe in detail: _____

Has an industrial or commercial use been on or adjacent to the property? ☐ Yes ☒ No

If Yes please describe in detail: _____

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	N/A		
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?

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)

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

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.

SITE PLAN SKETCH:

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

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

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

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

Signature of 1st Owner or Signing Officer

Signature of Witness

Signature of 2nd Owner or Signing Officer

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, RAQUEL CLARKE of the Municipality of
Red lake in the Province of Ontario
(Province)

solemnly declare that the statements and any maps or plans submitted with this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue and provided by me are true and I make this solemn of the Canada Evidence Act.

Sworn (or declared) before me at the District of Kenora
in the Municipality of Red lake
This 16 day of May, 2023.

Christine Goulet
Commissioner for Taking Affidavits

R Clarke
1st Owner/ Signing officer/ Authorized Agent

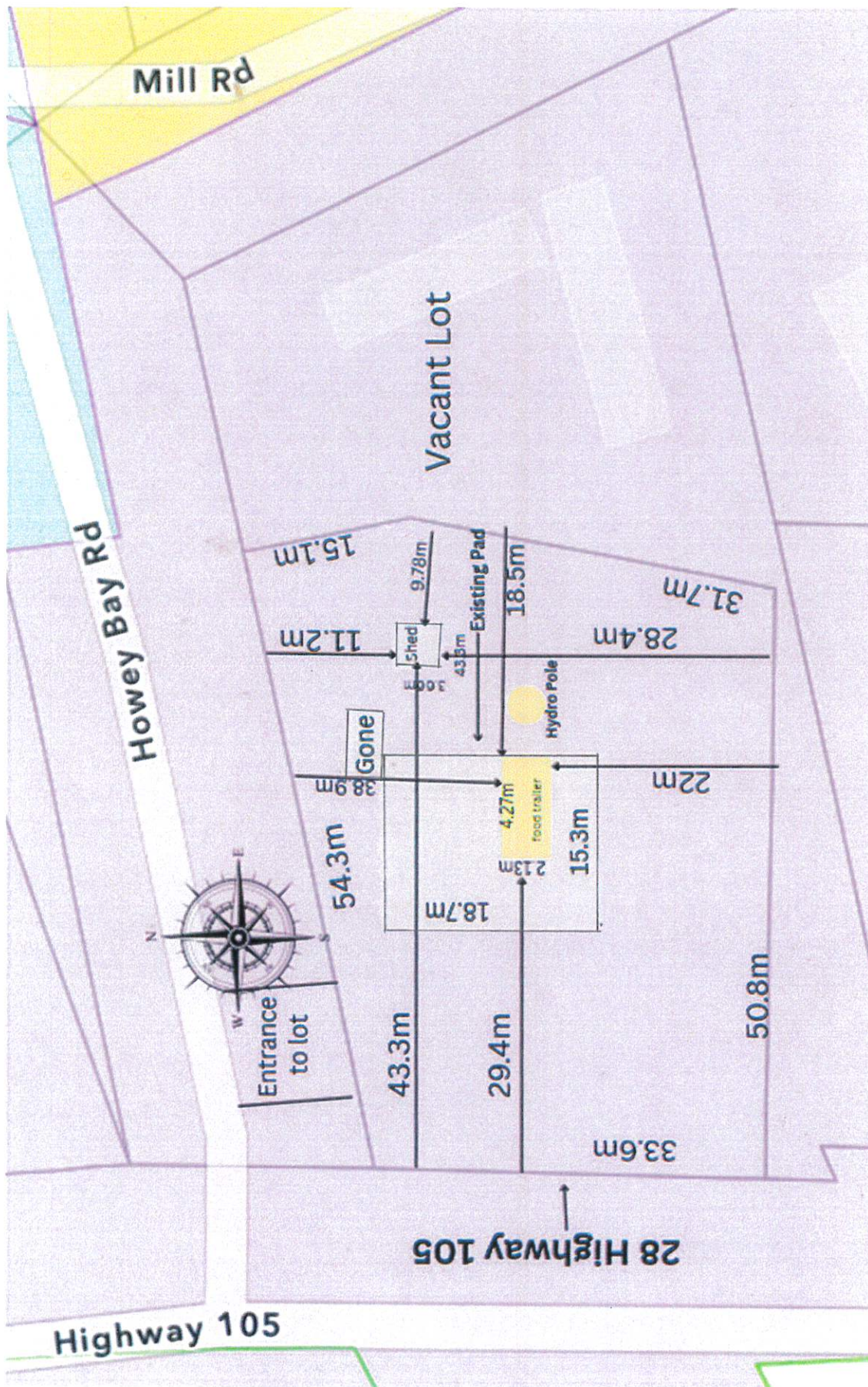
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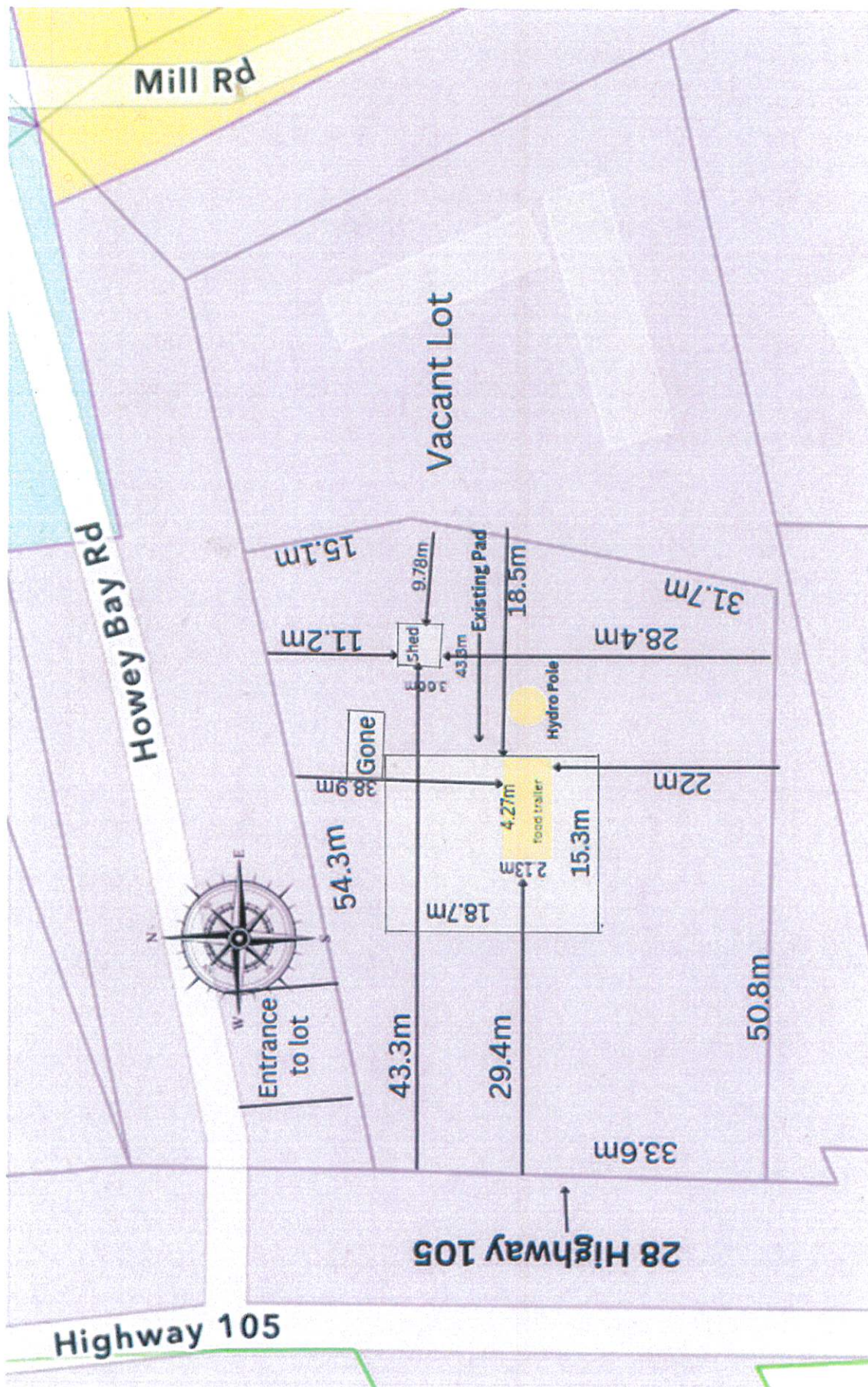
Christine Goulet
a Commissioner, etc., District of Kenora
for the Corporation of the Municipality of Red Lake.

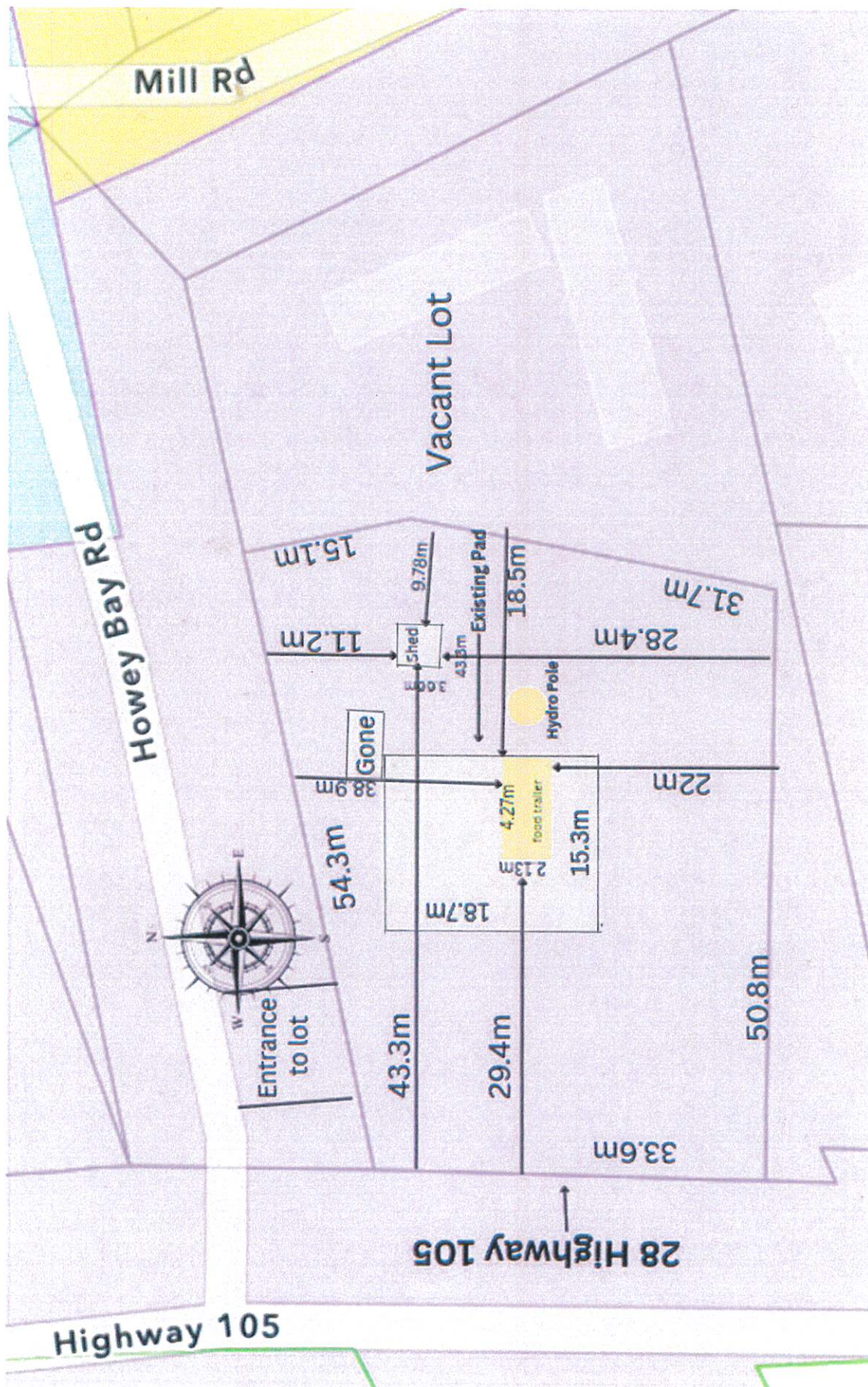
2nd Owner/ Signing officer/ Authorized Agent

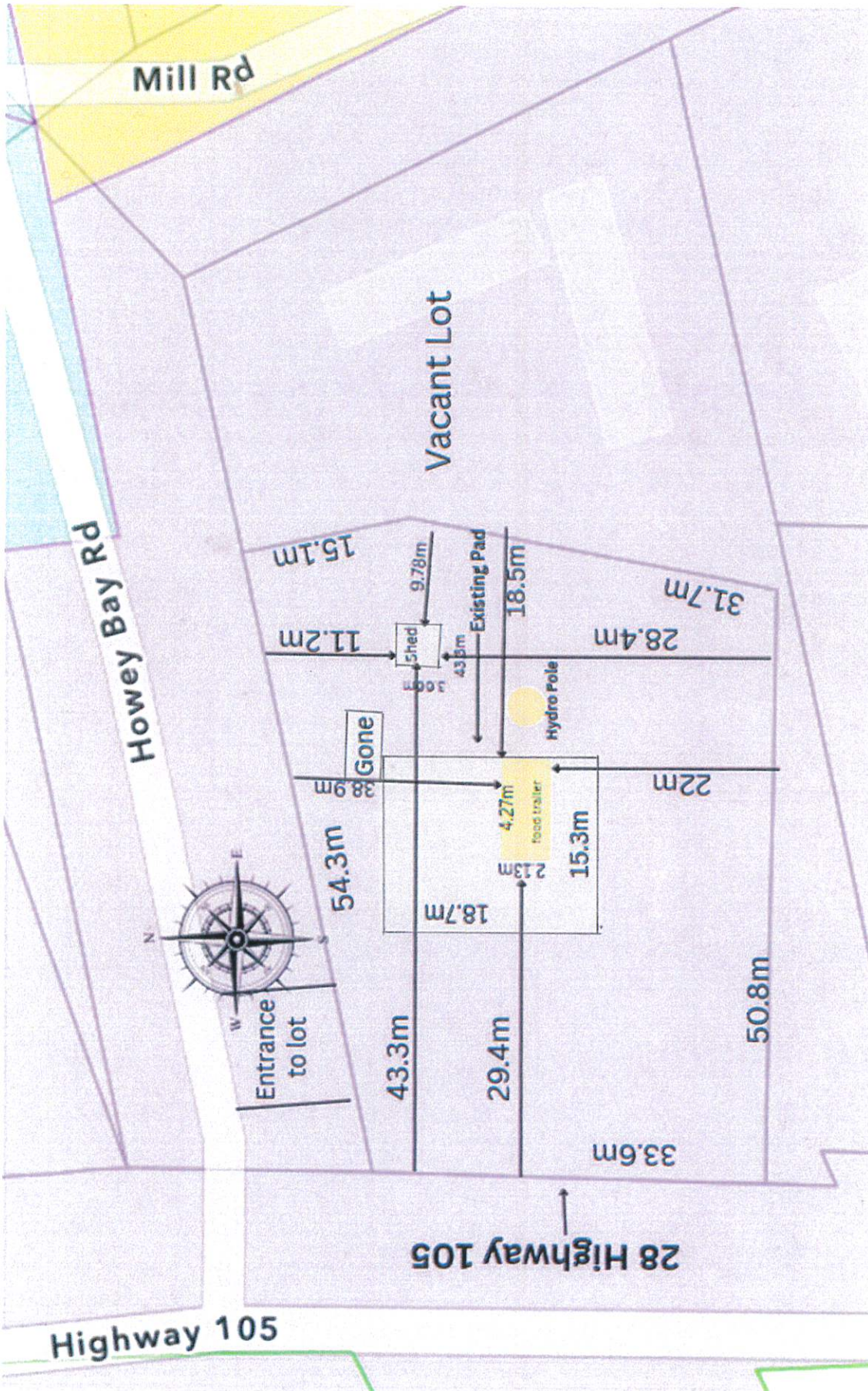
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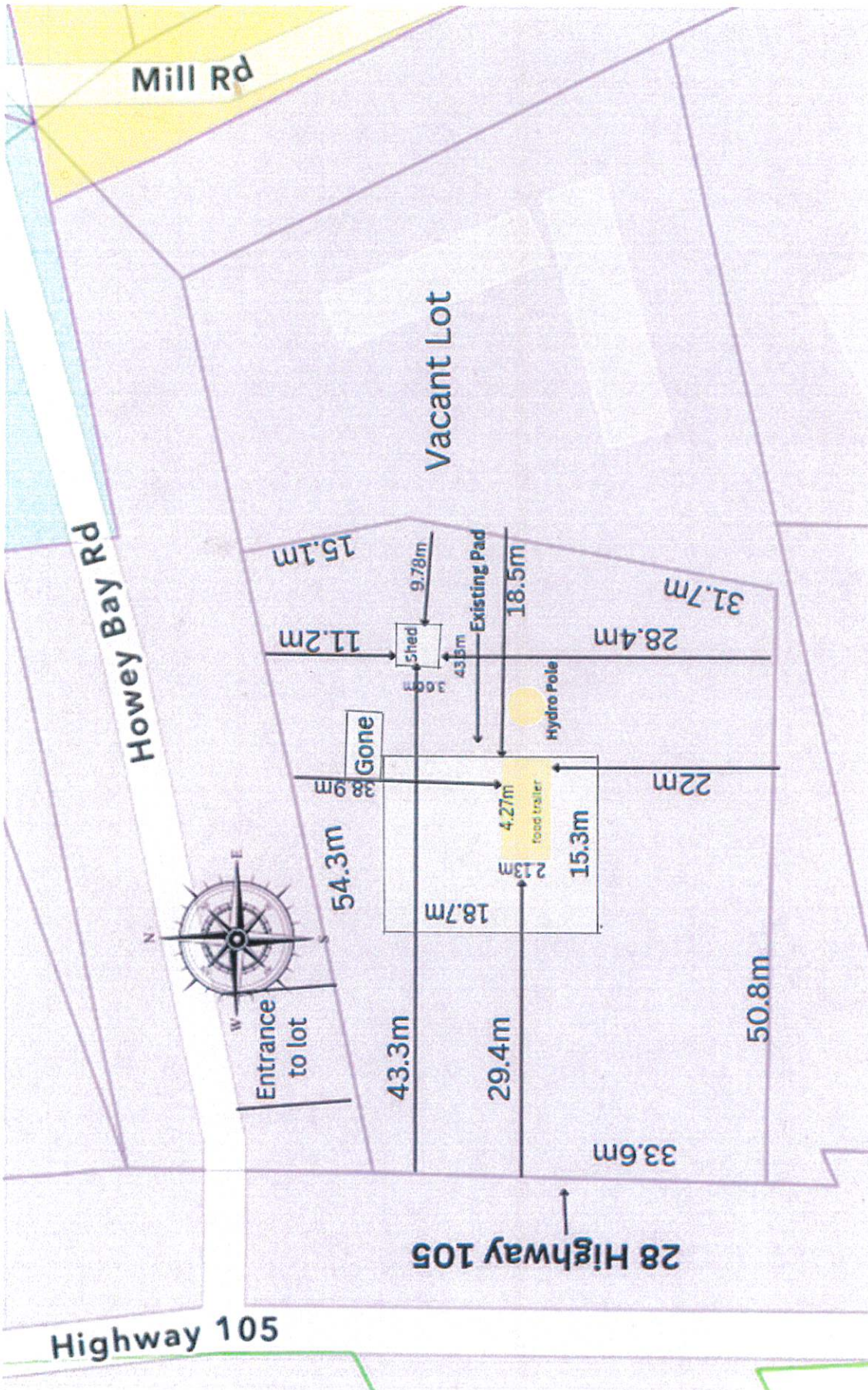
Date complete application received: _____

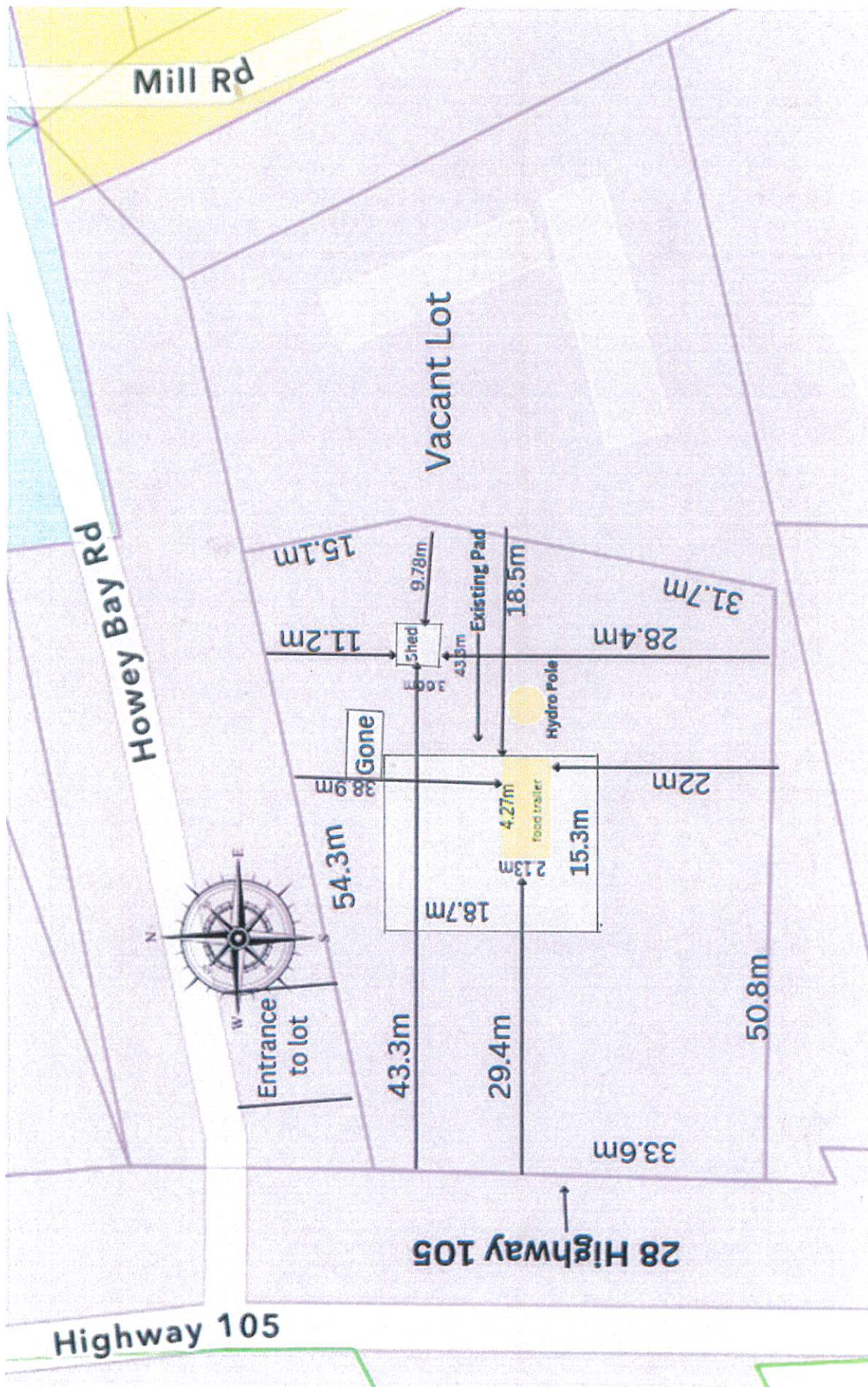








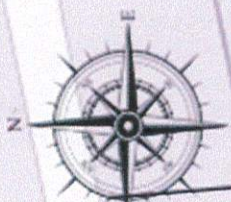




Mill Rd

Vacant Lot

Howey Bay Rd



Entrance to lot

Gone

Shed

Existing Pad

Hydro Pole

food trailer

15.1m

11.2m

38.9m

54.3m

43.3m

29.4m

33.6m

28 Highway 105

Highway 105

9.78m

43.8m

18.5m

28.4m

31.7m

22m

50.8m

2.13m

4.27m

15.3m

18.7m



PROPERTY INDEX MAP
KENORA(No. 23)

LEGEND

- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

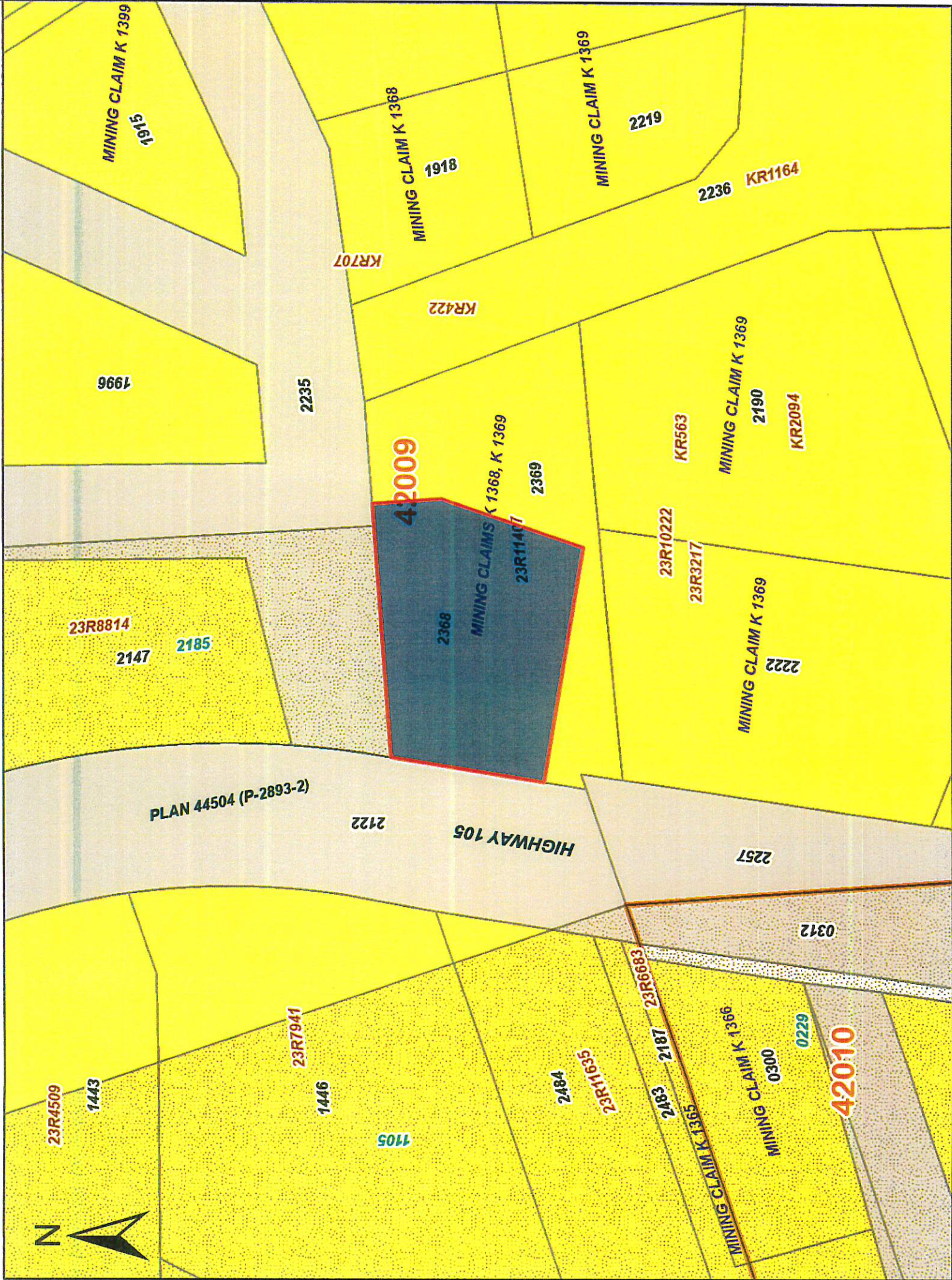
REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



FOOD SAFETY INSPECTION REPORT

Facility Inspected: Red Lake Filipino Canadian Cuisine Catering Primary owner: Raquel Clarke Site Address: 28 Highway 105 Red Lake ON P0V 2M0 Site Phone: (807) 228-0948 Site Email: raquel.clarke@yahoo.ca	Inspection #: FS257987 Inspection Date: 05-Feb-2025 Inspected By: Corey Fives Facility Type: Mobile Preparation Premises Inspection Type: Pre-Opening Inspection Reasons: Initial Assessment Violations: 0 Certified Food Handlers: On Hand: 1 Required: 1
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Opening Comments and Observations:
 Pre-operational inspection completed by phone/email. Premise was inspected in person on Aug. 9th, 2024 while operating on a temporary event permit.

NO = Not in Compliance YES = In Compliance N/A = Not Applicable N/O = Not Observed at Time of Inspection

Mobile Preparation Premises**General**

1. Facility details have been reviewed with operator and are complete and up-to-date. YES
2. This inspection was conducted as per the Food Safety Protocol under the Ontario Public Health Standards and under the authority of the Health Protection and Promotion Act YES
3. Does Ontario Food Premises Regulation 493/17 apply? YES
 - You are required to comply with the Ontario Food Premises Regulation 493/17
4. Disclosure signs are posted as required by the Northwestern Health Unit YES
 Inspection signage will be provided at 1st routine compliance inspection.
 - Ensure that signs are posted in accordance with the Northwestern Health Unit

Refrigerated & Frozen Storage of Hazardous Food

5. Food is held at 4°C (40°F) or less N/O
 - Ensure all hazardous foods are stored at 4°C (40°F) or less
6. Frozen food is kept in a frozen state N/O
 - Ensure all hazardous foods are stored in a frozen state until sold or prepared for use
7. Proper cooling methods/practices used N/O

Cooking/Hot Holding/Reheating of Hazardous Food

8. Thermometers used to verify storage, food preparation, and hot holding temperatures N/O
 - Provide an easily readable, accurate thermometer to measure the internal temperature of hazardous foods
 - Equipment used for refrigeration of potentially hazardous foods must contain an accurate indicating thermometer that may be easily read
9. Thorough cooking to minimum internal food temperature N/O
 - Cook whole poultry at 82°C (180°F) for 15 seconds
 - Cook poultry, poultry products, and poultry pieces at 74°C (165°F) for 15 seconds
 - Cook food mixtures containing poultry, egg, meat, fish or other hazardous food at 74°C (165°F) for 15 seconds
 - Cook pork, pork products, and ground meat (other than poultry) at 71°C (160°F) for 15 seconds
10. Hot holding: minimum of 60°C (140°F) after cooking / rapid re-heating N/O
 - Ensure food is held above 60°C (140°F) after cooking / rapid re-heating
11. Re-heating: to minimum internal cooking temperature within 2 hours N/O

Facility Contact: Raquel Clarke

Facility Address: 28 Highway 105, Red Lake ON P0V 2M0

Safe Food Handling

- | | |
|---|-----|
| 12. Adequate number of handwashing stations conveniently located and kept adequately supplied | YES |
| 13. Handwashing stations used for the sole purpose of handwashing | YES |
| 14. Washing hands thoroughly before and after handling food | N/O |
| 15. Food handler hygiene | N/O |
| 16. Infection control practices ensure minimized risk of blood/body fluid/body substance exposure to food | N/O |
| 17. Foods obtained from an approved source | YES |
| 18. Food Handler Training | YES |
- Raquel Clarke has Food Handler Certificate from Canadian Institute of Food Safety - Expires July 5th, 2028.

Protection from Adulteration & Contamination

- | | |
|--|-----|
| 19. Separate raw foods from ready-to-eat foods during storage and handling | YES |
| 20. Food protected from potential contamination and adulteration | YES |
| 21. Constant supply of potable hot and cold running water under pressure
Premise is equipped with potable water holding tank, water heater, and wastewater holding tank - verified by photos received by email on Oct. 1st, 2024. | YES |
| 22. Toxic / poisonous substances (chemicals/pesticides) to be stored separately from food | YES |

Meat, Eggs, and Milk Products

- | | |
|---|-----|
| 23. Meat obtained from an approved source | YES |
| 24. Manufactured meats: processed to destroy microorganisms | N/A |
| 25. Uninspected meats obtained through hunting: only for custom cutting, wrapping, and freezing for its owner | N/A |
| 26. Only Grade A or B hen eggs and non-hen eggs permitted | N/O |
| 27. Milk and Milk Products: Pasteurization, Record Keeping, Labelling, Cleaning and Sanitizing | N/A |

Equipment & Utensils

- | | |
|---|-----|
| 28. Proper use and storage of clean utensils (including single service utensils) | N/O |
| 29. Food contact surfaces properly designed, constructed, installed and maintained | YES |
| 30. Equipment, non-food contact surfaces and linen are maintained, designed, constructed, installed and accessible for cleaning | YES |

Equipment & Utensils Sanitation

- | | |
|---|-----|
| 31. Either manual or mechanical dishwashing provided
Premise is equipped with 2 3-compartment sinks. | YES |
| 32. Manual dishwashing: Wash, rinse, sanitize technique | YES |
| 33. Mechanical dishwashing: Wash / rinse water clean, water temperature, timing cycles, sanitizer | N/A |
| 34. Proper use of dishwashing and cleaning items | YES |
| 35. Food contact surfaces washed / rinsed / sanitized after each use and following any operations when contamination may have occurred
Ensure that an approved sanitizer is used for food contact surfaces. Test strips are needed to verify the concentration of the sanitizer (ie: chlorine (bleach) or quaternary ammonia test kit).
- Chlorine sanitizer concentration must be at least 100 parts per million
- Quaternary ammonium sanitizer concentration must be at least 200 parts per million | N/O |

Sanitary Facilities

- | | |
|---|-----|
| 36. Sanitary maintenance and provision of required supplies in staff / public washroom facilities | N/A |
|---|-----|

Facility Contact: Raquel Clarke

Facility Address: 28 Highway 105, Red Lake ON P0V 2M0

Garbage Disposal

37. Frequency of waste removal adequate to maintain the premises in a sanitary condition N/O

Pest Control

38. Adequate protection against the entrance of insects, birds, rodents, and other pests YES

Smoke Free Ontario Act

39. Workplace is in compliance with the Smoke Free Ontario Act 2017
Smoke Free Ontario signage to be provided at 1st routine compliance inspection. N/O

40. Patios are in compliance with the Smoke Free Ontario Act, 2017 N/O

Sanitary Maintenance and Construction

41. Floors, walls, and ceilings clean and in good repair YES

42. Mechanical ventilation operable where required N/A

43. Lighting adequate for food preparation and cleaning YES

44. General housekeeping is satisfactory YES

45. Exclusion of live animals on the premises, subject to exemptions YES

46. The premises is operated and maintained free from every condition that may be a health hazard YES

Action(s) Taken

Actions Taken: Satisfactory - No Action Required

Closing Comments:

Public Health Inspector approves this premise for operation. Routine compliance inspection to be completed once operational (on or soon after April 5th, 2025).

Premise is recommended for licensing.

I have read and understood this report:



Raquel Clarke



Corey Fives, CPHI(C)



FILE NUMBER

D14 - 25-01

MUNICIPALITY OF RED LAKE

APPLICATION FOR SITE PLAN APPROVAL

Planning Act, R.S.O. 1990, c. P13, s. 41, as amended.

☐ APPLICATION FEE ENCLOSED - \$550.00 (NON-REFUNDABLE)

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.

NAME OF OWNER(S)/ APPLICANT(S) RAQUEL CLARKE		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (ALL COMMUNICATIONS WILL BE SENT TO THE AGENT, IF APPLICABLE.)	
STREET ADDRESS 17 Lake Drive	POSTAL BOX 626	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE P0V 2M0	PROV./ STATE ON.	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-228-0948		TELEPHONE	
EMAIL raquel.clarke@yahoo.ca		EMAIL	
NAME AND POSITION OF SIGNING OFFICER WHO WILL EXECUTE THE AGREEMENT ON BEHALF OF THE APPLICANT (IF APPLICABLE)			
STREET ADDRESS		POSTAL BOX	
POSTAL/ ZIP CODE		PROVINCE/ STATE	
TELEPHONE			
EMAIL			

APPLICATION TYPE

NEW SITE PLAN CONTROL AGREEMENT <input type="checkbox"/>
ADDENDUM TO AN EXISTING SITE PLAN CONTROL AGREEMENT <input type="checkbox"/>
IF EXISTING, PLEASE PROVIDE THE AUTHORIZING BY-LAW NUMBER AND DATE OF LATEST AGREEMENT _____

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT?
YES
PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES KHUAN LUV 136 Blackburn Drive Brantford, ON. N3T 6S2

PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS. PLEASE PROVIDE SUFFICIENT DETAIL TO ALLOW THE SITE PLAN CONTROL AGREEMENT TO BE REGISTERED ON TITLE. THE LEGAL DESCRIPTION MUST BE ACCEPTABLE TO THE LAND TITLES OFFICE.
28 Highway 105 Red Lake, ON. PIN 42009-2368 (LT) SRO Part Mining Claim K1368
Dome/Heyson and Part Mining Claim K1369 Heyson, Parts 1, 2, 3, 4 and 6
CIVIC ADDRESS INCLUDING STREET AND TOWN SITE NAME 28 Highway 105 Red Lake, ON.

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

C3 Commercial

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

C3 Commercial

DATE SUBJECT LAND WAS ACQUIRED ON:

December 16, 2024

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?

N/A

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: _____

☐ zoning by-law amendment (under section 34) File Status

If Yes please describe in detail: _____

PROPOSAL INFORMATION:

WHAT IS THE PROPOSED USE OF THE PROPERTY?

To be able to use land for Commercial Use without
Main Purpose Building.

SITE AND PROPOSED DEVELOPMENT INFORMATION, AS APPLICABLE

LOT AREA (HA)	EXISTING	PROPOSED	ZONING BY-LAW REQUIREMENT
GROSS FLOOR AREA		2.13 M X 4.27M	
GROSS RETAIL FLOOR AREA		2.13 M X 4.27M	
NUMBER OF DWELLING UNITS		1 Food Trailer	
BUILDING HEIGHT (# OF STOREYS)			
BUILDING HEIGHT (METRES)		2.57M Food Trailer	
LOT COVERAGE			
PARKING SPACES/ LOADING SPACES			
LANDSCAPED OPEN SPACE (%)			
OFF-SITE WORKS IN CONNECTION WITH THIS PROJECT (SERVICING UPGRADES, SIDEWALKS)			

SITE PLAN SKETCH:

PLEASE INCLUDE (5) FULL SIZED AND (2) REDUCED (11 X 17) COPIES OF THE SITE PLAN CLEARLY SHOWING THE FOLLOWING (ALL DIMENSIONS TO BE PROVIDED IN METRIC)

- ☐ Title, date and author of the drawing
- ☐ North arrow, scale and legend
- ☐ Landscaped areas and a legend indicating the number, size and type of each plant species or other ground cover. Landscaping details may be provided on a separate plan if necessary. Include location of sod.
- ☐ Conceptual drainage plan indicating major and local storm drainage route, storm water retention areas, snow storage area(s), storm water management facilities, lot grades, catch basins, swales, and direction of surface water flow, etc.
- ☐ All required yards, actual setbacks and separation distances between buildings/ structures
- ☐ All signs including height and orientation. Provide images if possible.
- ☐ Dimensions and location of all proposed internal roads, driveways, and aisles, including direction of ingress and egress.
- ☐ Parking spaces, loading areas and access to loading areas (number and provide sample dimensions).
- ☐ Description of the surfacing of any interior roads, driveways and parking spaces
- ☐ Fire access route
- ☐ Outdoor equipment and storage (bear proof garbage containers, air conditioning, etc).
- ☐ Walkways, walkway ramps, sidewalks, curbing and all means of pedestrian access
- ☐ Facilities for lighting such as output, orientation and design, including floodlighting of the land or buildings
- ☐ Size and location of all buildings and structures (include all accessory buildings and structures)
- ☐ Label all buildings and structures (Indicate number of storey's, location of entrances, etc.)
- ☐ Location of fencing and fencing details
- ☐ Delineate and dimension all lot lines
- ☐ Existing Municipal infrastructure onsite and immediately adjacent to the site (water lines, sanitary sewers, storm sewers, roads, lanes, sidewalks, existing entrances, boulevard trees and sod, fire hydrants, hydro poles, easement, etc.)
- ☐ Include standard signing block (see below)

SAMPLE SIGNING BLOCK

The following signing block must be included on the site plan:

This is schedule "B" to the agreement between the Corporation of the Municipality of Red Lake and (owner name or corporate name)
Dated this _____ Day of _____, 20__.

In the presence of:

Witness

Witness

The Corporation of the Municipality of Red Lake

Mayor

Clerk

Owner name or applicable corporate name as registered on title

Name and position of signing Officer (if applicable)

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

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

Signature of 1st Owner or Signing Officer

Signature of Witness

Signature of 2nd Owner or Signing Officer

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Raquel Clarke of the Municipality of
Red Lake in the Province of Ontario
(Province)

solemnly declare that the statements and any maps or plans submitted with this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue and provided by me are true and I make this solemn of the Canada Evidence Act.

Sworn (or declared) before me at the District of Kenna
in the Municipality of Red Lake
This 16 day of May, 2025.

Commissioner for Taking Affidavits

R Clarke
1st Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

Christine Goulet
a Commissioner, etc., District of Kenora
for the Corporation of the Municipality of Red Lake.

2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal Planning Department office use only:

After review of all requested information, date the complete application was received: _____

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