

• Municipal Planning Services Ltd. •

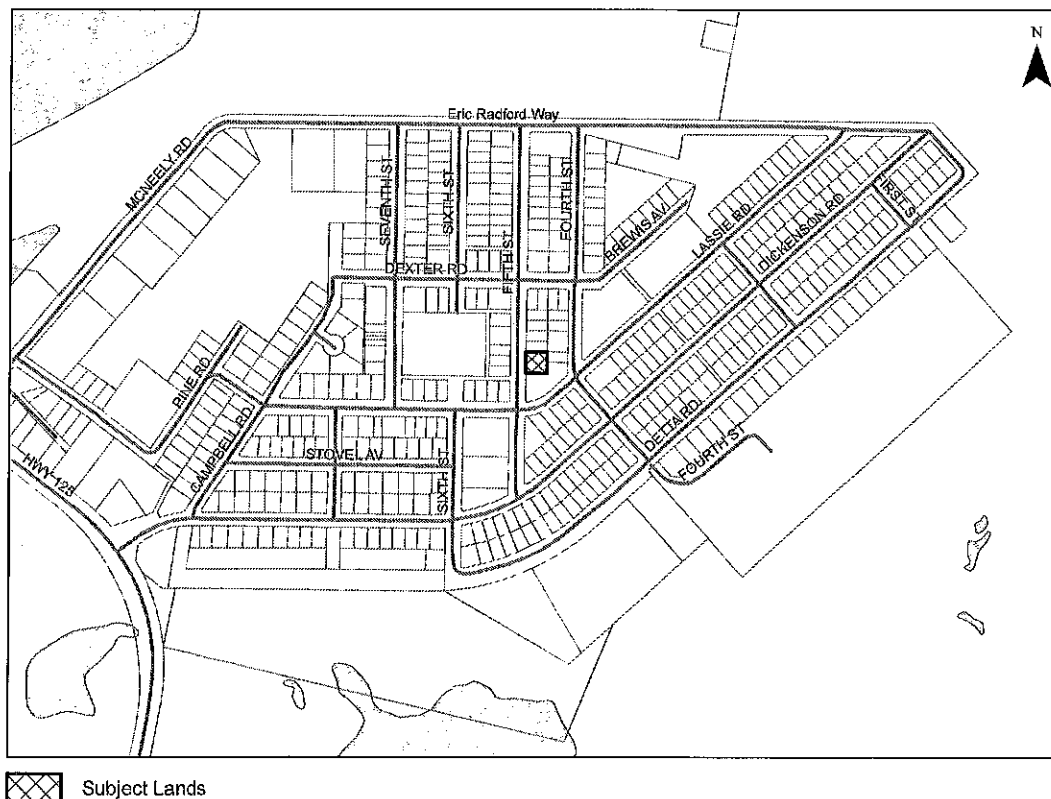
MEMORANDUM

To: Chairman and Members of PAC
Copy: Ms. Michelle Hendry, CAO, Mr. Hatam Omran, Planner
From: Chris Jones MCIP, RPP
Date: September 1, 2025
Re: Applications for OPA/ZBA – 4 Fifth Street (Vinet)

BACKGROUND

The Municipality is in receipt of an application for an official plan amendment and zoning by-law amendment for lands described legally as Part 1, Plan 23R-9581, located in Lot 248, Plan M-304 and Part of Block E, Plan M-304. The lot is located at 4 – Fifth Street in the Settlement of Balmertown and has a road frontage of approximately 31.61 metres (104 feet) and a lot area of approximately 960 m² (10,333 ft²). The location of the applicant's lot is illustrated in Figure 1.

Figure 1 – Location of Subject Lands



PROVINCIAL PLANNING STATEMENT (PPS 2024)

The subject lands are located in a settlement area as defined by the PPS. Section 2.3.1.1 establishes that settlement areas are to be the focus of growth and development.

Section 2.3.1.3 of the PPS requires planning authorities to support general intensification and redevelopment to support the achievement of complete communities.

Section 2.1.6 of the PPS requires planning authorities to support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options, employment, public service facilities and other institutional uses.

Section 2.2.1 b) requires planning authorities to permit and facilitate all housing options of current and future residents as well as all types of intensification.

Section 2.8.1.1 a) requires planning authorities to promote economic development by providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs.

Section 2.8.2.1 requires planning authorities to plan for, protect and preserve employment areas for current and future use and Section 2.8.2.3 c) requires planning authorities to designate, protect and plan for all employment areas in settlement areas by prohibiting residential uses, commercial uses, public service facilities and other institutional uses.

THE MUNICIPALITY OF RED LAKE OFFICIAL PLAN

The subject lands are designated Townsite Employment in the Trent Lakes Official Plan. Some of the guiding principles of Plan include:

- Supporting infill and intensification in the townsites;
- Providing a range of housing opportunities and types; and,
- Supporting mixed-use neighbourhoods.

Section 3.1.1 of the Plan establishes that it is a policy of the Plan to encourage the consolidation and revitalization of the existing townsites, wherever appropriate and feasible.

Section 3.3 of the Plan addresses the issue of land use compatibility and requires land uses to be compatible with adjacent land uses.

Section 4.2 of the Official Plan establishes policies for the Townsite Employment designation which is the land use designation that generally captures the historic commercial and downtowns of Balmertown and Red Lake. Permitted uses in the

Townsite Employment designation are very broad, however, residential uses are limited to apartments above or behind ground floor commercial uses.

ANALYSIS

The subject land and building were the subject of a prior temporary use zoning amendment to allow residential use as they have not been utilized for commercial uses for many years. I have no reason to believe the establishment of residential use on the subject lands would create any land use compatibility issue.

The protection of historic downtown commercial areas is important to the maintenance/achievement of complete communities however municipalities are realizing that retail trends and mobility of the population has diminished the role, size and function of some downtown areas. At the same time, the need for affordable and attainable housing has never been greater.

I believe the proposed amendment is consistent with the Provincial Policy Statement as it will result in the provision of housing within the settlement area and in an area that is accessible to other commercial uses and services. Although the PPS prohibits residential uses in employment areas, I do not believe historic downtown areas are included in the PPS definition of employment areas, which is focused primarily on manufacturing and processing uses.

In order to maintain current commercial use provisions for the subject lands so that the subject lands may still be utilized in a commercial or mixed-use manner in the future, my recommendation is to create a special policy together with a zone exception that would maintain commercial uses but also include residential use as an additional permitted use.

RECOMMENDATIONS

If PAC is in agreement with the analysis of this report, it is recommended:

That PAC receive the report from the Planner for Official Plan Amendment No. 11 and Zoning By-law Amendment for lands located at 4-Fifth Street; and,

That PAC recommend that Council adopt Official Plan Amendment 11 and Zoning By-law Amendment for lands located at 4-Fifth Street;

Respectfully Submitted,



Chris Jones MCIP, RPP

- a- Notice of applications and public meetings
- b- Official Plan Amendment Application
- c- Zoning By-Law Amendment Application
- d- Draft Official Plan Amendment



October 22, 2025

**NOTICE OF APPLICATION AND PUBLIC MEETING
FOR OFFICIAL PLAN AMENDMENT, FILE NUMBER D09-25-02
& ZONING BY-LAW AMENDMENT, FILE NUMBER D14-25-02**

TAKE NOTICE THAT the Office of The Corporation of the Municipality of Red Lake has received complete applications for an Official Plan Amendment and a Zoning By-Law Amendment to be administered in accordance with Section 22 & s. 34 (13) of the Planning Act, R.S.O. 1990, as amended.

LOCATION OF PROPERTY: 4 Fifth Street, Balmertown, ON. Please refer to the attached key map.

PROPERTY DESCRIPTION: The subject property is designated Townsite Employment under the Official Plan and is located in the Townsite Commercial (C1-P) Zone. The lot is currently built with a primary building and an accessory building (garage).

PURPOSE AND EFFECT OF THE APPLICATIONS: The purpose of the applications is to amend the Official Plan by creating a Special Policy in the Townsite Employment designation to allow the subject lands to be used for residential uses in addition to commercial uses and to amend the Zoning By-law by rezoning the lands from Townsite Commercial (C1-P) Zone to allow residential uses in addition to commercial uses.

OTHER PLANNING APPLICATIONS RELEVANT TO THE SUBJECT LOCATION: There are currently no other applications associated with the subject lands.

ADDITIONAL INFORMATION about these applications is available for public inspection during regular Municipal Office hours, at 2 Fifth Street, Balmertown, Ontario.

TAKE NOTICE that the Official Plan Amendment and Zoning By-Law Amendment applications under the above file numbers 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 the regular Council 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 designated individual 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:

- 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.
- 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 Official Plan Amendment and the 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 applications for the Official Plan Amendment and/or the Zoning By-Law Amendment, you must make a written request to the Office of The Corporation of the Municipality of Red Lake at the address shown below.

DATE AND TIME OF PUBLIC MEETING: Tuesday, November 11, 2025 at 5:00 p.m.

PLACE AND ADDRESS OF PUBLIC MEETING: 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 planning@redlake.ca.





FILE NUMBER

D09-25-02

MUNICIPALITY OF RED LAKE APPLICATION FOR AN OFFICIAL PLAN AMENDMENT

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

☐ APPLICATION FEE FOR OFFICIAL PLAN AMENDMENT ENCLOSED - \$700.00

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

NAME OF OWNER(S) JASON PHILLIP VINET		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 4- FIFTH STREET	POSTAL BOX 118	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE POV 1C0	PROV./ STATE ONTARIO	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-728-2391		TELEPHONE	
EMAIL rightside27@hotmail.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 LOT 248, PLAN M-304 AND PART OF BLOCK 'E' PLAN M-304 DESIGNATED AS PART-1, PLAN 23R-9581		
STREET ADDRESS AND TOWN SITE NAME No: 4 FIFTH ST, BALMERTOWN - PINS 42012-0793 & 0794		
DIMENSIONS OF SUBJECT LAND Frontage (metres): 31.61	Depth (metres): 30.48	Area (hectares): 0.096

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?

T.E.-TOWNSITE EMPLOYMENT

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

C1-P TOWNSITE COMMERCIAL

EXPLANATION OF HOW THIS PROPOSAL IS SUITED TO SURROUNDING USES

T.E. to R1 - THERE R1 ADJACENT TO REAR OF THIS APPLICATION
IS

WHAT IS THE PURPOSE OF THE PROPOSED AMENDMENT

WHAT LAND USES WOULD AN AMENDMENT AUTHORIZE?

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

CHANGE

REPLACE

DELETE

PLEASE DESCRIBE IN DETAIL:

PRESENT O.P. IS THE REQUIRE AMENDMENT TO R1

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

NO

DATE SUBJECT LAND WAS ACQUIRED ON:

1987

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

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

TYPE - <u>2 STOREY BLDG</u>	Front lot line setback: <u>1±</u> MET	Height in metres: <u>6± MET</u>
DATE CONSTRUCTED <u>1955 to 1960</u>	Rear lot line setback: <u>13±</u> "	Dimensions: <u>13 X 19</u>
	Side lot line setback: <u>1±</u> "	Floor Area: <u>250± □ MET</u>
	Side lot line setback: <u>10±</u> "	<u>GROUND FLOOR</u>
TYPE - <u>GARAGE</u>	Front lot line setback: <u>23±</u> "	Height in metres: <u>3.5± MET</u>
DATE CONSTRUCTED	Rear lot line setback: <u>1±</u> "	Dimensions: <u>12 MET X 7.5 MET</u>
	Side lot line setback: <u>2±</u> "	Floor Area: <u>90± □ MET</u>
	Side lot line setback: <u>16.5±</u> "	

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 - <u>N/A</u>	Front lot line setback:	Height in metres:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	

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

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

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

Docking facilities (specify) Parking facilities (specify) **N/A**
distance from subject land distance from subject land
distance from nearest public road distance from nearest public road

EXISTING USES of subject land:

R-1 RESIDENTIAL

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

8 to 9 YEARS

PROPOSED USES of the subject land:

SINGLE FAMILY RESIDENTIAL

WATER is or will be 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 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.

TYPICAL FOR SINGLE FAMILY RESIDENCE

Would the proposed amendment remove the subject land from an area of employment?

YES (COMPARABLE TO BY-LAW 48-2024)

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: REZONING APPLIC JUST SUBMITTED

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:

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: RESTAURANT

Has lot grading been changed by adding or removing earth or other material?

☐ Yes ☒ No

If Yes please describe in detail: _____

Has the Ministry of the Environment or any other ministry advised the owners that the property is or may be contaminated?

☐ Yes ☒ No

If Yes please describe in detail: _____

Are there any known Natural Heritage values existing on the site?

☐ Yes ☒ No

HOUSING AFFORDABILITY

For applications that include permanent housing, complete *Table A- Housing Affordability*. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of the application. If additional space is needed, attach a separate page.

Table A – Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/ Rent
Semi-detached			
Link/ Semi-detached			
Row or Townhouse			
Mobile home/ trailer			
Apartment block			
Other types or multiples			

PROPOSAL INFORMATION:

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

YES

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?

SITE PLAN SKETCH:

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

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

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

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Employment lands			<p>If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate:</p> <ul style="list-style-type: none"> 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	N/A		<ol style="list-style-type: none"> Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and 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	N/A		<ol style="list-style-type: none"> Demonstrate relationship to the management or use of resources and resource based recreational activities; or 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	N/A	NO CHANGES IN LAST 60 YEARS	If sensitive land use is proposed within <u>70 m</u> from the boundary lines, a noise/odour/particulate study may be needed.
Class 2 industry ²	"		If sensitive land use is proposed within <u>300 m</u> from the boundary lines, a noise/odour/particulate study or other studies may be needed.
Class 3 industry ³	"		If sensitive land use is proposed within <u>1000 m</u> from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.
Landfill site(s): closed/active landfill	N/A	"	<p>If sensitive land use is proposed, and if within <u>500 m</u> 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	N/A	"	<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"> <u>100 m</u> 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 <u>150 m</u> 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 <u>400 m</u> from the boundary line of a waste stabilization pond.
Provincial highways	N/A		<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	N/A		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	N/A		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.	N/A		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	N/A		Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation, other infrastructure, utility and hydro corridors	N/A		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	N/A		Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated. 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. 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. 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.
Prime agricultural lands/areas	N/A		<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	N/A		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	75 PLUS YEARS		<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	N/A		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.
Rehabilitated and abandoned mine sites	N/A		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.
Mineral aggregate operations, and known deposits of mineral aggregate resources	N/A		<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	N/A		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.
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species	N/A		<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	N/A		<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
Natural hazards	N/A		<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 ⁴ including mine hazards and high forest fire hazards	N/A		<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	N/A		<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	N/A		<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>

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, Jason Vinet of the Municipality of Red Lake in the Province of Ontario
(Municipality/ City)
(Province)

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

Sworn (or declared) before me at the Municipality of Red Lake
in the District of Kenora
This 5 day of Sept, 2025.

Commissioner for Taking Affidavits

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 office use only:

Date complete application received: _____













FILE NUMBER

D14-25-02

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 JASON PHILLIP VINET		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 4-5th STREET	POSTAL BOX 118	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE POV 1C0	PROV./ STATE ONTARIO	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-728-2391		TELEPHONE	
EMAIL rightside27@hotmail.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

LOT 248, PLAN M-304 - PART OF BLOCK 'E' PLAN M-304
(DESIGNATED AS PART-1, PLAN 23R-9581)

Street address and town site name

No 4 FIFTH ST, BALMERTOWN, ON

DIMENSIONS OF SUBJECT LAND

Frontage (metres): 31.61

Depth (metres): 30.48

Area (hectares): 0.096 ha

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

TOWNSITE COMMERCIAL T.C

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN

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

TOWNSITE COMMERCIAL C1-P. JUNE 2013 - 3 YEAR TEMPORARY
APPROVAL TO USE AS BOARDING / ROOMING HOUSE 9 BEDROOMS

DATE SUBJECT LAND WAS ACQUIRED ON:

1987

ARE THE MINERAL RIGHTS CROWN OR 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

RETURN TO R1 ZONING

REASON WHY REZONING IS REQUESTED

R1 USE SINCE 2017/18

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

TYPE -	Front lot line setback: 1± MET	Height in metres: 6 MET
DATE CONSTRUCTED 1955 to 1960	Rear lot line setback: 13 MET	Dimensions: 13 x 19
	Side lot line setback: 1± MET	Floor Area: 250 □ MET
	Side lot line setback: 10 MET	GROUND FLOOR
TYPE - GARAGE	Front lot line setback: 23 MET	Height in metres: 3.5 MET
DATE CONSTRUCTED 1970	Rear lot line setback: 1± MET	Dimensions: 12 x 7.5
	Side lot line setback: 2 MET	Floor Area: 90 □ MET
	Side lot line setback: 16.5 MET	

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:	

N/A

ACCESS – Access to the subject land will be by:

- | | |
|--|---|
| <input 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:

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

SINGLE FAMILY RESIDENTIAL

8 to 9 YEARS

58 YEARS PREVIOUS TO 2013

PROPOSED USES of the subject land:

SINGLE FAMILY RESIDENTIAL

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)

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.

AVERAGE SINGLE FAMILY HOME

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: N/A

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

If Yes please describe in detail: SEE NEW APPLICATION

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			
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?

YES

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?

AREA DEVELOPED 1955 OR EARLIER

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, Jasen Vinet 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 Municipality of Red Lake
in the District of Kenora

This 5 day of Sept, 2025.

Christine Goulet
Commissioner for Taking Affidavits

Jasen Vinet
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

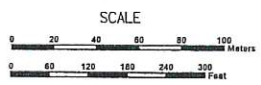
This section for Red Lake Municipal office use only:

Date complete application received: _____



Ontario
 Ministry of Government and
 Consumer Services

THIS INDEX MAP SHOWS ALL
 PROPERTIES EXISTING IN
 BLOCK 42012 - SHEET 10
 ON FEBRUARY 01, 2008



PROPERTY INDEX MAP
 BLOCK 42012
 THE MUNICIPALITY OF
 RED LAKE
 DISTRICT OF
 KENORA
 (OFFICE 23)

LEGEND

FREELAND PROPERTY BOUNDARY	---
LEASEHOLD PROPERTY BOUNDARY	---
LIMITED INTEREST PROPERTY BOUNDARY	---
FREELAND PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	0147
LIMITED INTEREST PROPERTY NUMBER	0147
TOWNSHIP FABRIC	---
STREAMS, RIVERS	---
UNDERLYING FABRIC, EASEMENT	---
UTM GRID	---
ADJOINING MAP NUMBER	---

NOTES

NORTH AMERICAN DATUM 1983
 UNIVERSAL TRANSVERSE MERCATOR PROJECTION
 ZONE 15 CENTRAL, METERS, 10°N

THIS IS NOT A PLAN
 OF SURVEY

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

FOR DIMENSIONS OF PROPERTY BOUNDARIES
 SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS
 ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
 REFERENCE PLANS ARE NOT ILLUSTRATED

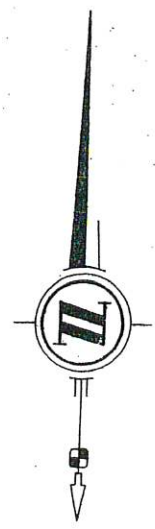
BLOCK 42012 - SHEET 10 OF 13

METRIC

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

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.



FIFTH STREET

PARCEL 2627 D.P.F. (S.R.O.)

REFERENCE BEARING
N0°10'E

REGISTERED

PIN 42012 - 0795
LOT 249

POST OFFICE
30.5

PIN 42012 - 0794
LOT 248

PARCEL 4589 D.P.F. (S.R.O.)

PLAN M-304

PIN 42012 - 0793
PART 1

AREA=0.050 ha

BLOCK 'E'

PARCEL 6000 D.P.F.

PLAN

BLOCK

PIN 42012 -

PART 2

AREA=0.115 ha

MUNICIPAL PLAN

LASSIE RD.
PARCEL 2627 D.P.F.

LOT 246

LOT 247
PARCEL 6663

EAST
N89°56'30" E

PART-3
N89°56'30" E

PARCEL 262

PART 4

AREA=0.093 ha

23R-5036

0792

OFFICE
23R-9581

N47°24'30"

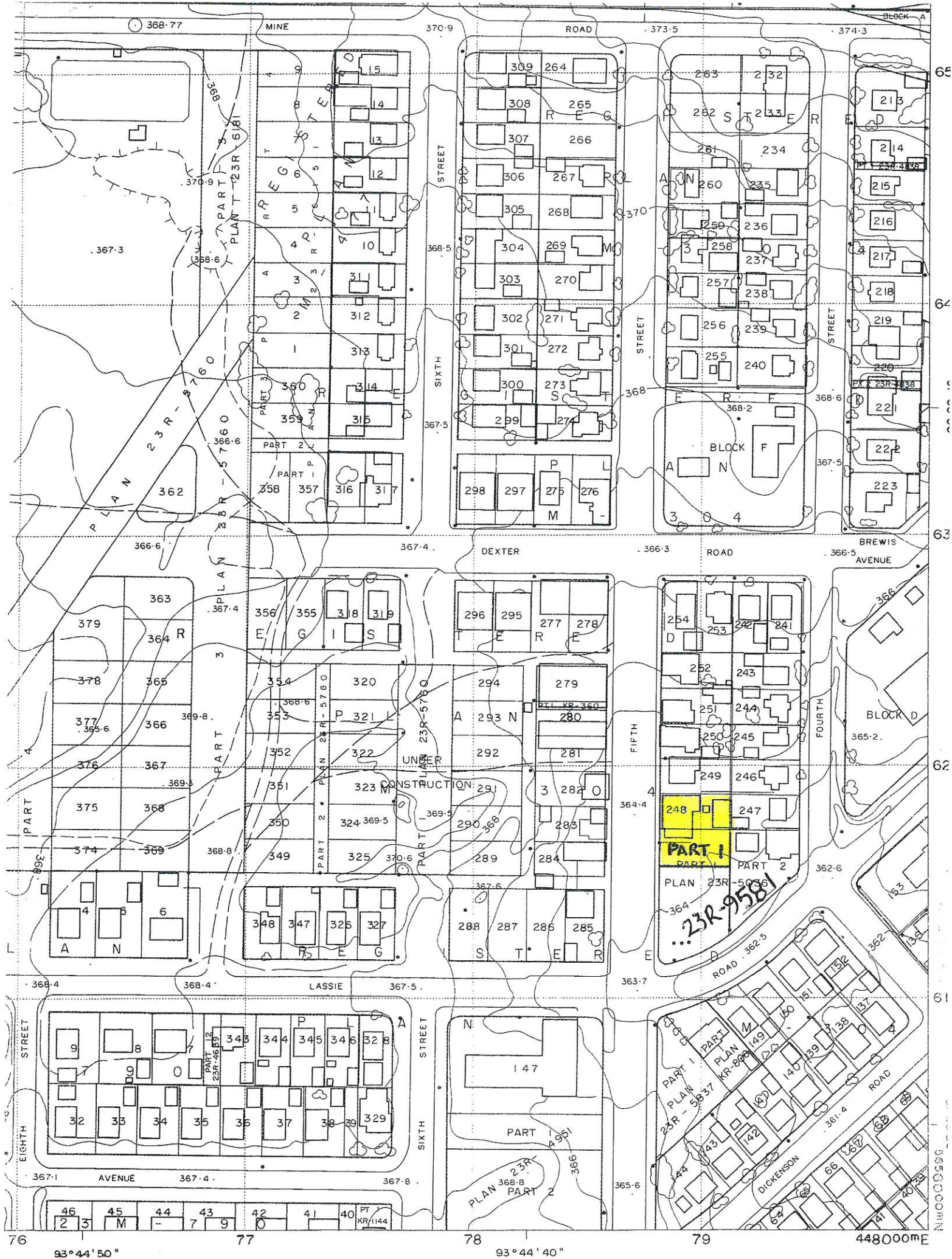
R=71.841
A=7.850
CH=7.846
N50°32'19" E
(23R-5036 & SET)

R=71.841
A=30.374 (23R-5036 & SET)
CH=30.148
N65°46'51" E

R=71.841
A=33.574
CH=33.269
N67°03'25" E

R=71.841 (MEAS)
A=3.200 (23R-5036)
CH=3.200 (MEAS)
3.316 (23R-5036)
N79°10'08" E (MEAS)
N79°11'45" E (23R-5036)

PART OF PLAN 23R-9581
SCALE 1:300
LOT 248, PLAN M-304
PT. OF BLOCK E (PART-1, 23R-9581)



**AMENDMENT NO. 11
TO THE MUNICIPALITY OF RED LAKE
OFFICIAL PLAN**

This Amendment applies to:

Lands legally described as:

Lot 248, Plan M-304 and Part of Block 'E' Plan M-304, designated as Part 1, Plan 23R-9581

All of which is in the Municipality of Red Lake (Balmer) in the District of Kenora.

(First Draft - July 30, 2025)

CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Municipality of Red Lake consists of three parts.

Part A - The Preamble, consisting of the purpose, location and basis of the Amendment, does not constitute part of this Amendment.

Part B - The Amendment consisting of the noted text and Schedule A constitutes Amendment No. 11 to the Official Plan for the Municipality of Red Lake.

Part C - The Appendices.

PART A - THE PREAMBLE

PURPOSE

The proposed Amendment would allow residential use as a principal use in addition to other existing commercial uses permitted by Townsite Employment designation.

LOCATION

The Amendment is site specific in nature and affects lands described as:

Lot 248, Plan M-304 and Part of Block 'E' Plan M-304, designated as Part 1, Plan 23R-9581;

All of which is located in the Municipality of Red Lake (Balmer) in the District of Kenora and shown on Schedule A attached hereto and forming part of this By-law.

BASIS

The basis for the amendment is fundamentally derived from the following:

1. Section 2.1.6 a) and Section 2.2 of the Provincial Planning Statement (2024), which requires planning authorities to accommodate an appropriate range and mix of housing options.
2. Section 2.3.3 of the Provincial Planning Statement (2024), which requires planning authorities to support general intensification and redevelopment to support the achievement of complete communities by planning for a range of housing options.
3. Section 2.4.1.1 of the Provincial Planning Statement (2024), which encourages planning authorities to identify and focus growth and development in strategic growth areas.
4. Section 1.3.1 of the Red Lake Official Plan which identified the need for approximately 1,751 new dwelling units to accommodate projected population growth.
5. Section 2.2 (Principle 1, Objective 2) of the Red Lake Official Plan to support infill and intensification in the townsites.
6. Section 2.2 (Principle 3, Objective 1) to provide a range of housing opportunities and types.
7. Section 3.1.1 of the Red Lake Official Plan to encourage the consolidation and revitalization of the existing townsites wherever appropriate and feasible.

PART B – THE AMENDMENT

1. Schedule A3 to the Municipality of Red Lake Official Plan as amended, is hereby further amended by identifying Lot 248, Plan M-304 and Part of Block 'E' Plan M-304, designated as Part 1, Plan 23R-9581 in the manner illustrated on Schedule A, attached hereto and forming part of this Amendment as being subject to Policy 4.2.10
2. And Furthermore, Section 4.2 to the Official Plan for the Municipality of Red Lake is amended by adding the following new policy after Section 4.2.9:
 10. *In addition to the uses permitted by Section 4.2.1, lands described legally as Lot 248, Plan M-304 and Part of Block 'E' Plan M-304, designated as Part 1, Plan 23R-9581 are permitted to be used for residential uses in the manner permitted by Section 4.1.1.*

PART C - THE APPENDICES

1. None at this time.