

• *Municipal Planning Services Ltd.* •

MEMORANDUM

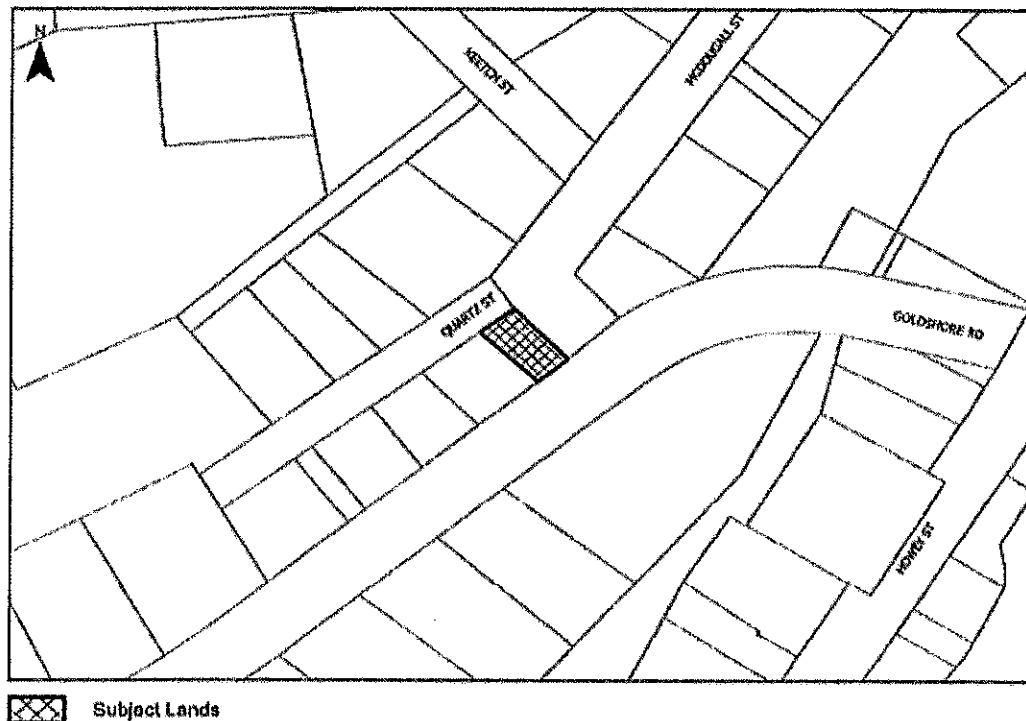
To: Chairman and Members of The Planning Advisory Committee
Copy: Ms. Trilbee Stirling-Kattler, Secretary-Treasurer/Interim CAO
From: Chris Jones MCIP, RPP
Date: September 1, 2026
Re: Application for a Zoning By-Law Amendment - 3 Goldshore Road
File: Planning File No. D14-26-05 (Sagatay Holdings Ltd.)

BACKGROUND

The Municipality is in receipt of an Application for a Zoning By-Law Amendment for lands described legally as Lot 415, Plan M-355. The lot is located at 3 Goldshore Road in the Red Lake Townsite and has road frontage of approximately 12 metres (39.4 feet) and a lot area of approximately 264 m² (2,842 ft²).

The location of the applicant's lot is illustrated in Figure 1.

Figure 1 – Location of Subject Lands



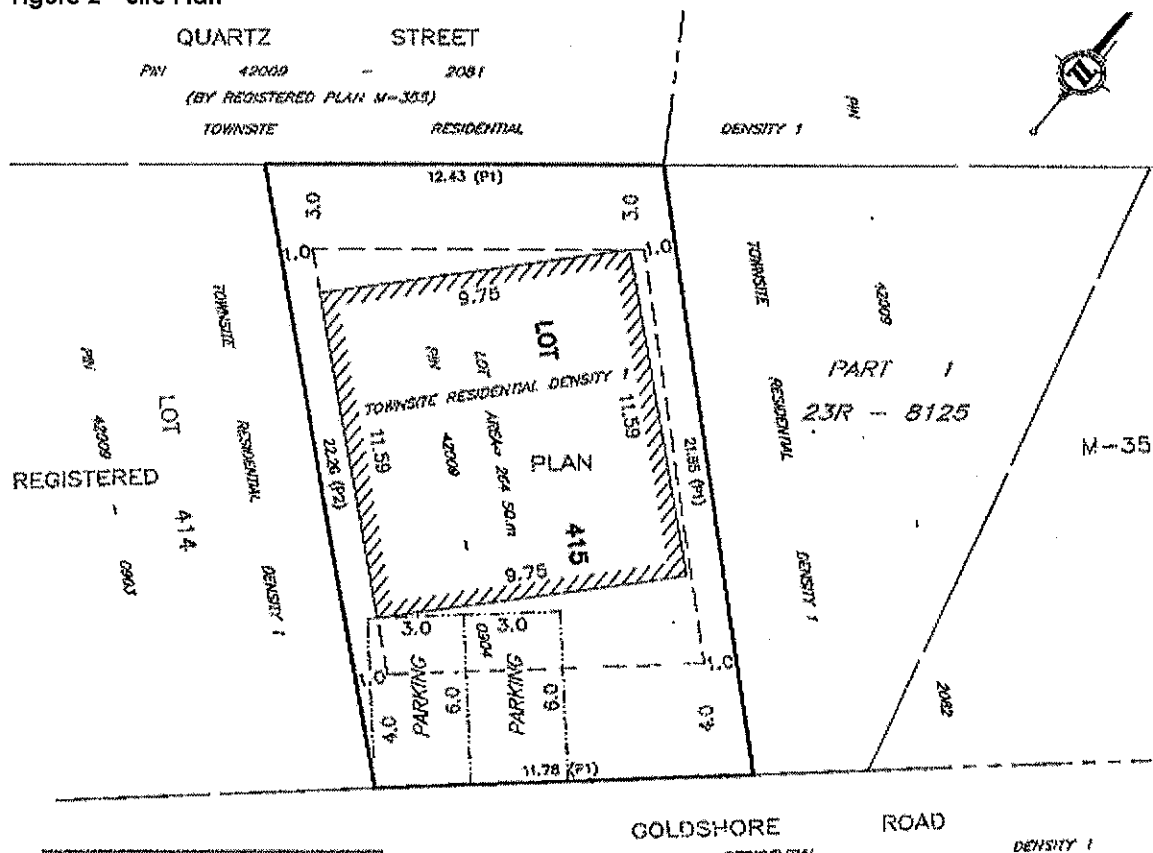
The subject lands are currently vacant and is located in a Townsite Residential Density 1 (R1) Zone. The owner wishes to construct a dwelling on the property but given the limited frontage and lot area, it is difficult to construct a dwelling on the parcel in a manner that complies with the applicable regulations of the Municipality's Zoning By-Law.

On this basis, the applicant is seeking the following relief in order to construct a new dwelling with a ground floor area of 113 m² (1,216 ft²):

	Required	Proposed
Minimum Interior Side Yard (One Side):	5 m	1 m
Minimum Interior Side Yard (Other Side):	1.2 m	1 m
Minimum Rear Yard:	10.5 m	3 m
Maximum Lot Coverage:	40%	42.8%

A Site Plan for the proposal is provided in Figure 2.

Figure 2 – Site Plan



In order to authorize the subject lands to be utilized for the proposed residential use, the owner has submitted an Application for a Zoning By-Law Amendment.

SURROUNDING LAND USE

The subject lands are located north of downtown in the Red Lake Townsite and are primarily surrounded by residential uses.

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 for current and future residents as well as all types of intensification.

THE MUNICIPALITY OF RED LAKE OFFICIAL PLAN

The subject lands are designated Townsite Residential in the Red Lake Official Plan. Some of the guiding principles of the Official Plan include:

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

Section 4.1.1 of the Plan establishes permitted uses in the Townsite Residential designation which includes a range of residential housing types and complementary and compatible institutional, open space and commercial uses.

ZONING BY-LAW

The Townsite Residential Density 1 (R1) Zone permits a range of residential housing types including:

- Boarding House
- Dwelling, Modular
- Dwelling, Multi-Unit
- Dwelling, Semi-Detached
- Dwelling, Single-Detached
- Group Home

The proposed amendment is recommended to be site-specific in nature to address the necessary relief and limit land use to one detached dwelling.

ANALYSIS

The proposed amendment requires relief from several zone regulations, however the proposal submitted by the applicant only marginally exceeds the maximum lot coverage regulation and appears to be reasonable given the limited size of the lot.

I believe the proposed zoning amendment is consistent with the Provincial Planning Statement and The Municipality of Red Lake Official Plan as it will result in the utilization of an existing lot of record within the settlement area.

RECOMMENDATIONS

If the Planning Advisory Committee is in agreement with the analysis within this report, the following recommendation is provided for consideration:

THAT the Planning Advisory Committee hereby receives the Staff Report prepared by Chris Jones of Municipal Planning Services Ltd., regarding the Application for a Zoning By-Law Amendment, Planning File No. D14-26-05, for lands located at 3 Goldshore Road; and

THAT the Planning Advisory Committee hereby recommends that Council approve the Application for a Zoning By-Law Amendment, Planning File No. D14-26-05 to rezone lands located at 3 Goldshore Road from the Townsite Residential Density 1 (R1) Zone to the Townsite Residential Density 1 Exception (R1-7) Zone.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'CJ' or similar, enclosed within a circular scribble.

Chris Jones MCIP, RPP



NOTICE OF APPLICATION AND PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT, FILE NUMBER D14-26-05

Planning Act, R.S.O. 1990, as amended, Section 34 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 a complete Application for a Zoning By-Law Amendment for lands described legally as Lot 415, Plan M-355, PCL 3393 located at 3 Goldshore Road as shown on the attached key map.

DATE AND TIME OF PUBLIC MEETING: Tuesday, September 8th, 2026 at 5:00 p.m.

LOCATION OF PUBLIC MEETING: Red Lake Municipal Office, Council Chambers. Located at 2 Fifth Street, Balmertown, ON. Mailing Address: P.O. Box 1000, Balmertown, ON. P0V 1C0.

CURRENT ZONE AND PROPERTY DESCRIPTION: The subject property is located in the Townsite Residential Density 1 (R1) Zone and is currently vacant.

PURPOSE AND EFFECT OF THE APPLICATION: The purpose of the application is to amend the Zoning By-Law in a site-specific manner to provide relief from the front, side and rear yard setback regulations as well as the lot coverage regulation to accommodate the construction of a single detached dwelling.

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

ADDITIONAL INFORMATION about this application, including a survey and site plan are available for public inspection during regular office hours at the address shown below.

TAKE NOTICE that a public meeting for the proposed Zoning By-Law Amendment 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 identified in this notice and will refer a recommendation to Council with respect to the application. The Council of the Municipality of Red Lake will consider a decision regarding the application at their regular meeting following this public meeting.

PUBLIC MEETING: You are entitled to attend this public meeting in person to provide comments or ask questions about the application. If you wish to submit 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.

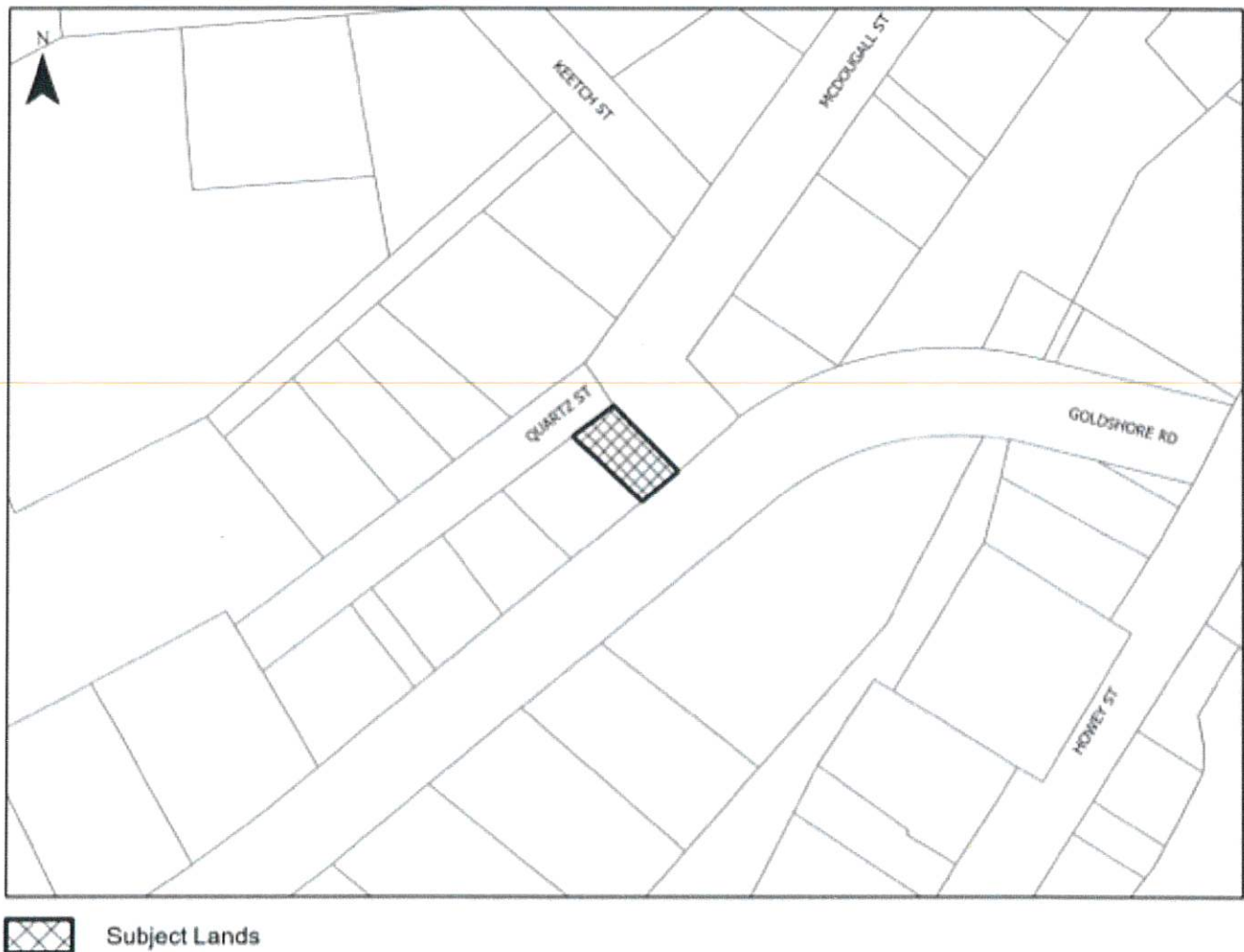
FAILURE TO MAKE ORAL OR WRITTEN SUBMISSION: If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Municipality of Red Lake before the by-law is passed:

- 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 Corporation of the Municipality of Red Lake in respect of 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 Application for Zoning By-Law Amendment, you must make a written request to The Council of The Corporation of the Municipality of Red Lake at 2 Fifth Street, P.O. Box 1000, Balmertown, ON. P0V 1C0.

KEY MAP OF LANDS SUBJECT TO PUBLIC MEETING (3 Goldshore Road):



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 Shawna Gauthier with the Planning Department by phone at (807) 735-2096 or by email at shawna.gauthier@redlake.ca.

Mailing Date of this Notice – August 19, 2026.



FILE NUMBER

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 SAGATAY HOLDINGS LTD.		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE) SYL MENIC - MENIC PLANNING	
ADDRESS 1529 County Rd. 2	POSTAL BOX 266	STREET ADDRESS 2105 NORMANDY CT	POSTAL BOX
POSTAL/ZIP CODE CARDINAL, ON K0E 1E0	PROV./STATE	POSTAL/ZIP CODE THUNDER BAY, ON P7K 1C1	PROV./STATE
TELEPHONE 613 657-1087		TELEPHONE 807 708-1877	
EMAIL psayeau@outlook.com		EMAIL menicplanning@thaytel.net	

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

PLAN M355 LOT 415 PCL3393

Street address and town site name

3 GOLDENHORE ROAD RED LAKE

DIMENSIONS OF SUBJECT LAND

Frontage (metres):

11.78

Depth (metres):

IRREGULAR

Area (hectares):

264 m²

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

**TOWNSITE RESIDENTIAL - NO OFFICIAL PLAN
AMENDMENT REQUIRED**

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN

**SECTION 4.1 - THE INTENT OF THIS DESIGNATION IS TO PROVIDE FOR
RESIDENTIAL DEVELOPMENT**

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

**"R1" TOWNSITE RESIDENTIAL DENSITY 1 ZONE
PERMITTED USES INCLUDE SINGLE DETACHED DWELLINGS**

DATE SUBJECT LAND WAS ACQUIRED ON:	APPROX. MARCH 1992
ARE THE MINERAL RIGHTS CROWN OR PATENTED?	UNKNOWN
ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?	UNKNOWN
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
SEE ATTACHED SCHEDULE OF REQUESTED AMENDMENTS	DUE TO THE SMALL SIZE OF THE EXISTING LOT OF RECORD

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

TYPE - NONE - VACANT LOT Front lot line setback: Height in metres:

DATE CONSTRUCTED Rear lot line setback: Dimensions:

Side lot line setback: Floor Area:

Side lot line setback:

TYPE - Front lot line setback: Height in metres:

DATE CONSTRUCTED Rear lot line setback: Dimensions:

Side lot line setback: Floor Area:

Side lot line setback:

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

TYPE SINGLE DETACHED DWELLING Front lot line setback: 6.0 m Height in metres: 1 STOREY

Rear lot line setback: 3.0 m Dimensions: 11.59 x 9.75

W Side lot line setback: 1.0 m Floor Area: 113 m²

E Side lot line setback: 1.0 m

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:

☐ Provincial Highway ☐ Seasonally maintained Municipal road

☒ Year round maintained Municipal road ☐ Right-of-way

☐ Private road ☐ Water

REQUESTED PROVISION AMENDMENTS

	Required	Requested
Section 5.2 Minimum Lot Frontage	15 metres	11.78 metres
Section 5.2 Minimum Lot Area	460 m2	264 m2
Section 5.2 Minimum Exterior Side Yard	5 metres	1.0 metres
Section 5.2 Minimum Interior Side Yard	1.2 metres	1.0 metres
Section 5.2 Minimum Rear Yard	10.5 metres	3.0 metres
Section 5.2 Maximum Lot Coverage	40%	42.8%

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:

VACANT LAND

HISTORICALLY

PROPOSED USES of the subject land:

ONE SINGLE DETACHED DWELLING

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.

MUNICIPAL PICK UP

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:

N/A

☐ 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: _____

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?

CONSISTENT IN SCALE & CHARACTER WITH
SURROUNDING RESIDENTIAL DEVELOPMENT

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)

CONSISTENT WITH SECTIONS 1.1.3.1, 1.1.3.2, 1.1.3.3 & 1.1.3.4
APPROPRIATE DEVELOPMENT STANDARDS SHOULD BE PROMOTED WHICH
FACILITATE INTENSIFICATION, REDEVELOPMENT & COMPACT FORM.

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?

DOES NOT CONFLICT WITH ANY POLICIES OF THE
NORTHERN GROWTH PLAN

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 MENIC PLANNING SERVICES 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 2nd Owner or Signing Officer

Signature of Witness

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, SYL MENIC of the CITY of THUNDER BAY 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 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 _____ of _____

in the _____ of _____

This _____ day of _____, _____.

Commissioner for Taking Affidavits

1st Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: _____

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/We the undersigned, being the owner of the subject land, hereby authorize MENIC PLANNING SERVICES 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

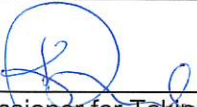
I/We, SYL MENIC of the CITY of THUNDER BAY in the PROVINCE of ONTARIO
(Municipality/ City)
(Province)

solemnly declare that the statements and any maps or plans submitted with this application are true, and I/We make this 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 Municipal office of OLIVER PAIPOONGE

in the PROVINCE OF ONTARIO of DISTRICT OF THUNDER BAY

This 28th day of APRIL, 2026.



Commissioner for Taking Affidavits



1st Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

Kerri Lynn Reid,
a Commissioner, etc., Province of
Ontario, for the Corporation of the
Municipality of Oliver Paipoonge.
Expires June 23, 2028.

2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: _____

QUARTZ STREET

PIN 42009 - 2081

(BY REGISTERED PLAN M-355)

TOWNSITE

RESIDENTIAL

DENSITY 1

PIN



COMPILED SKETCH OF
LOT 415
REGISTERED PLAN M-355
MUNICIPALITY OF RED LAKE
DISTRICT OF KENORA

SCALE - 1:150



NOTES

DIMENSIONS OF LOT 415, REGISTERED PLAN M-355 AS SHOWN
HERE ON ARE COMPILED FROM 55R-8125 AND REGISTERED PLAN
M-355 AND ARE NOT CONFIRMED.

FEATURE	AREA
BUILDING ENVELOPE	149 SQ.m (1608 SQ.ft)
PROPOSED BUILDING	113 SQ.m (1216 SQ.ft)

LEGEND

P1 DENOTES 55R-8125
P2 DENOTES REGISTERED PLAN M-355

METRIC

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



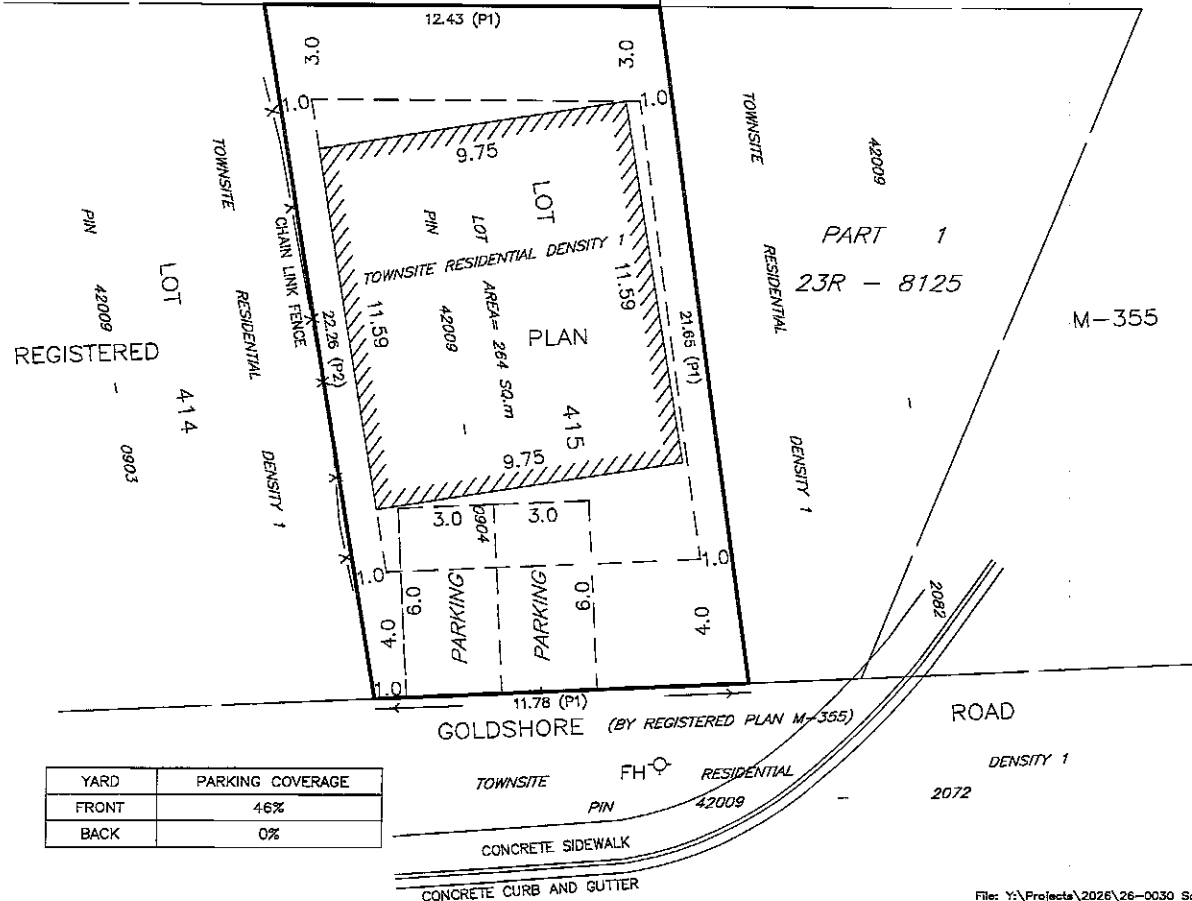
TBT ENGINEERING
CONSULTING GROUP

TBT SURVEYORS INC. - A WHOLLY OWNED SUBSIDIARY OF TBT ENGINEERING LIMITED

1918 YONGE STREET, THUNDER BAY, ON P7E 6T9
T: (807) 624-5160 F: (807) 624-5161 www.tbtc.ca

DRAWN BY: Z.W. CHECKED BY: PdeH DATED: 2026/07/14

File: Y:\Projects\2026\26-0030 Sagotay Goldshore Legal\MSurvey\26-0030 Sketch 20260704.dwg



YARD	PARKING COVERAGE
FRONT	46%
BACK	0%