

• Municipal Planning Services Ltd. •

MEMORANDUM

To: Chair and Members of the Planning Advisory Committee
Copy: Ms. Trilbee Stirling-Kattler, Interim CAO
From: Chris Jones MCIP, RPP
Date: September 2, 2026
Re: Application for an Official Plan Amendment and a Zoning By-Law Amendment (Evolution Mines/825459 Ontario Inc.)
Files: Planning File No. File D09-26-04 (OPA) and D14-26-06 (ZBA)

BACKGROUND

On October 16, 2024, the Corporation of the Municipality of Red Lake approved Consent Application D10-24-03 to sever land to facilitate a lot addition to Green Airways Ltd from a large land holding described legally as PCL 2946 SEC DPF; Mining Claim KRL124 Balmer recorded as KRL19508 being land and land covered with water of part of Red Lake as in PA10993; except LT57370, SRO LT47499 AND PT 1, 23R10665; S/T PT 1, 23R4850 as in LT168474 amended by LT251335; T/W PT 2, 6 & 7, 23R9617 as in LT284228; S/T LT184376, LT295961.

The resultant lot addition increased the area of the parcel known locally as the Green Airways Ltd Marina from 2.8 ha to approximately 10 ha. It is noted that approximately 5 ha (12.35 acres) of the severed lands are comprised of lands covered by water.

The Green Airways Ltd parcel is currently accessed from Highway 125 via an easement and is occupied by a marina building with a floor area of 303 m² (3,264 ft²) as well as an area of outdoor parking and storage. The land area currently utilized in conjunction with the business encroaches onto the lands that were severed and conveyed which include a breakwater, several in-water slips for boats and/or planes and lands used to access the water slips. For this reason, the primary purpose of the lot addition was to remedy the existing encroachment. Green Airways Ltd has not indicated they have any imminent development objectives with the shoreline lands acquired as a result of the lot addition.

The primary purpose of the Official Plan Amendment and the Zoning By-Law Amendment applications is to fulfil a condition of the provisional consent. The applications would redesignate and rezone the resultant parcel to reconcile the commercial land use designation with the existing lands utilized as a marina/air base including a special policy/regulation to permit lands covered by water to be utilized for boat and/or airplane slips.

It is noted the existing marina/airway property is designated Highway Commercial and zoned Highway Commercial (C3) whereas the more appropriate designation and zoning would be Rural Commercial and Rural Commercial (C4) so these changes are also contemplated by the proposed amendments.

The following maps are attached to provide context and to illustrate the applications:

Figure 1 is a map of the severed and the benefitting lands.

Figure 2 is an illustration of the lands severed together with the benefitting lands overlain on an aerial photo.

Figure 3 is a draft of the schedule for the proposed Official Plan Amendment.

Figure 4 is a draft of the schedule for the proposed Zoning By-Law Amendment.

Figure 1 – Illustration of Approved Consent for Lot Addition

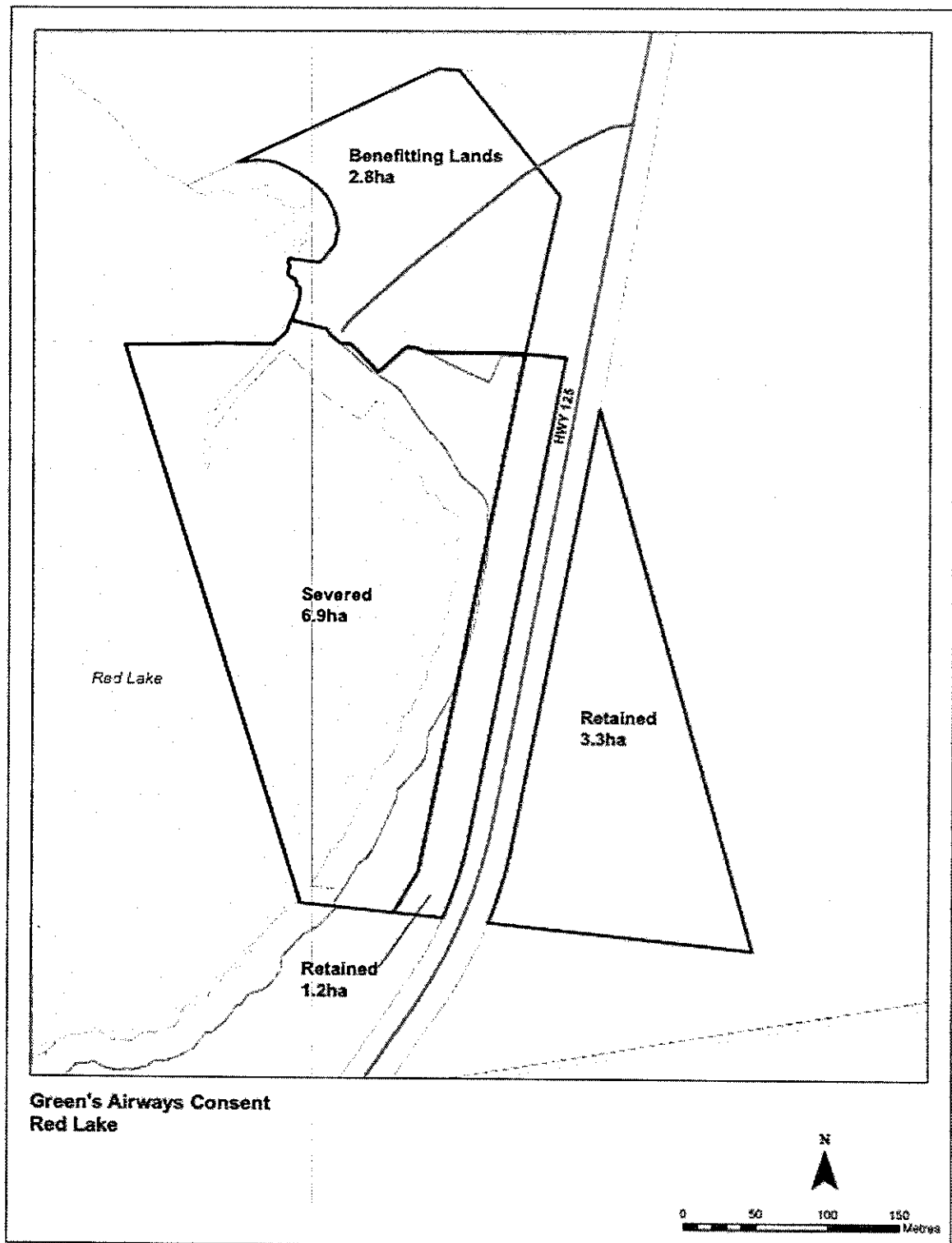


Figure 2 – Illustration of the Approved Consent for Lot Addition on Aerial



Figure 3 – Draft Official Plan Amendment (Schedule)

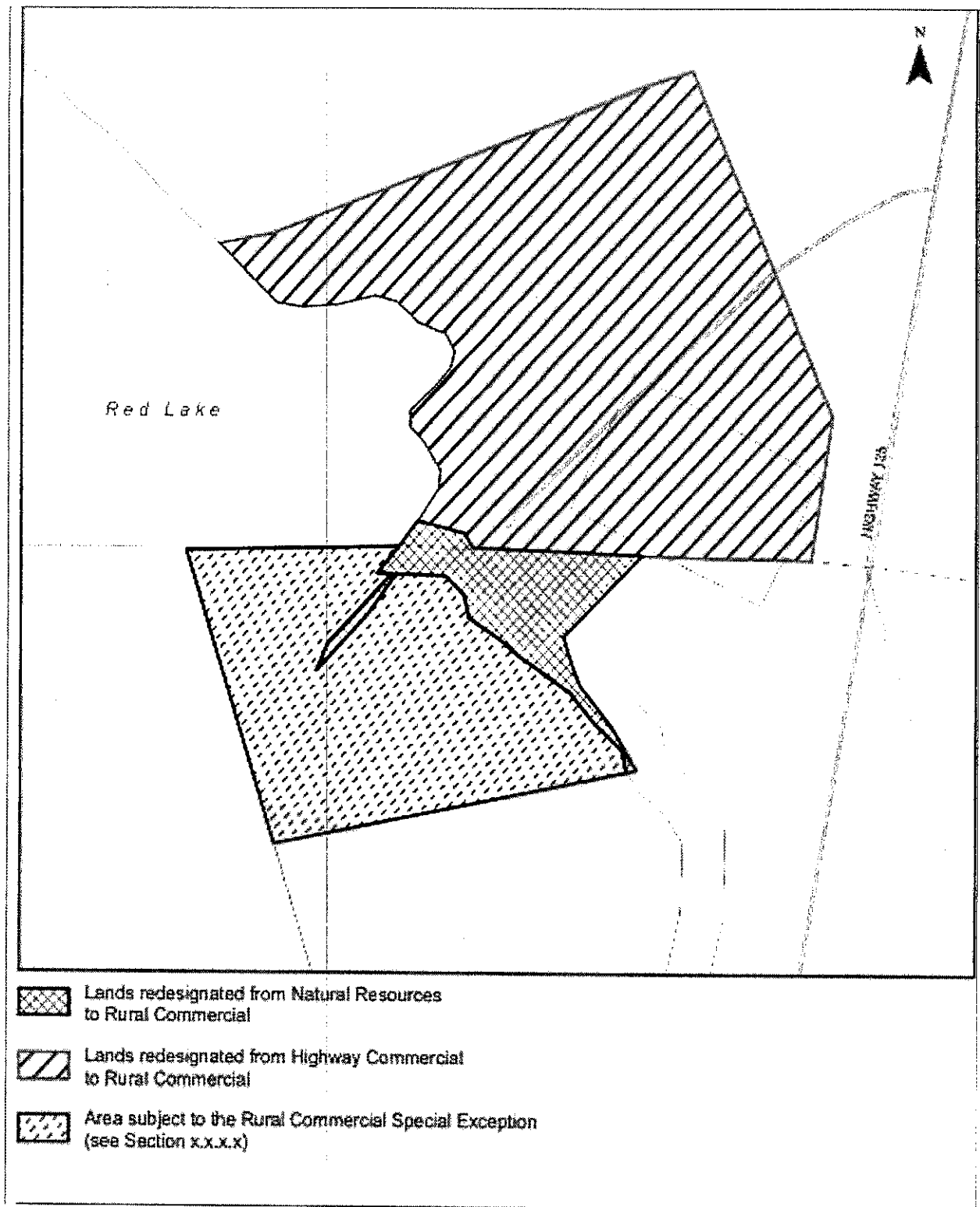


Figure 4 – Draft Zoning By-Law Amendment (Schedule)

Red Lake

Highway 124

Lands to be rezoned from the Mineral Mining (MM) Zone to the Rural Commercial (C4) Zone
 Lands to be rezoned from the Highway Commercial (C3) Zone to the Rural Commercial (C4) Zone
 Lands to be zoned Rural Commercial Exception (C4-4)
 Lands to be rezoned from the Mineral Mining (MM) Zone to the Natural Resources (NR) Zone

This is Schedule 'A-1' to By-law _____

Passed this _____ day of _____, 2026.

Mayor

Clerk

PROVINCIAL PLANNING STATEMENT (PPS 2024)

The subject lands are located on rural lands as defined by the PPS which permits resource-based recreational uses which would include a marina for boats and/or floatplanes.

Section 4.1 of the PPS restricts development on lands characterized by significant wildlife habitat, fish habitat and the habitat of endangered and threatened species only subject to assessment and confirmation of no negative impact and/or where authorized by provincial or federal requirements.

OFFICIAL PLAN

The severed lands are located in the Natural Resources Area designation, which is generally intended to recognize and permit rural and resource uses. Again, it is noted that a substantial portion of the lands to be severed are covered by water and therefore do not have a specific land use designation. It is noted that the Natural Resources Area designation does permit marinas.

The benefitting lands are currently designated Highway Commercial. This land use designation does not appear to be aligned with the current use of the site. It is noted however that the official plan includes a Rural Commercial Area designation which specifically permits "marinas and docking facilities for boats and airplanes".

Section 5 of the Official Plan establishes policies that address natural heritage features such as wetlands and fish habitat and requires that these features be assessed for potential impacts in conjunction with a planning application. The subject lands include an extensive shoreline area which has the potential to function as fish habitat and/or the habitat of endangered or threatened species; however no development is proposed for these lands at this time.

Through the requisite amendment, it will be recommended that the existing Highway Commercial designation be re-designated to the more suitable Rural Commercial Area designation. In addition, a special policy is also recommended to address the portion of the benefitting lot covered by water as case law has made it very clear that municipalities have a role to play in the regulation of lands covered by water.

ZONING BY-LAW

The resultant lot is currently zoned Mineral Mining (MM) and Highway Commercial (C3).

The proposed zoning amendment would realign the zone boundaries of the resultant lot to capture the actual extent of the current marina use in manner similar to the Official Plan boundary issue.

It is also recommended that the marina-occupied area of the new lot be alternatively zoned to a Rural Commercial (C4) Zone as this zone permits a "marina" and a "sea plane base", whereas the current use does not conform with the permitted uses of the C3 Zone. It is also recommended that the "in water" portion of the marina facility also be zoned to a C4-exception to recognize the marina as a permissible use over the lands covered by water.

It is also noted that the shoreline and/or non-utilized portion of the resultant parcel proximate to Highway 125 is currently zoned Mineral Mining (MM) and it is recommended that the Natural Resource (NR) Zone would be a more appropriate zone for this portion of the property.

The resultant lot would appear to be otherwise compliant with the applicable regulations of the Municipality's Zoning By-Law.

ANALYSIS

I was able to walk the site subsequent to the approval of the provisional consent and based on this site visit I find the proposed official plan and zoning by-law amendments to be reflective of the current/actual land use and also to be consistent with the PPS and to conform with the Municipality's Official Plan.

RECOMMENDATION

If the Planning Advisory Committee is in agreement with the analysis contained 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 an Official Plan Amendment, Planning File No. D09-26-04 and the Application for a Zoning By-Law Amendment, Planning File No. D14-26-06; and

THAT the Planning Advisory Committee hereby recommends that Council approve the Application for an Official Plan Amendment, Planning File No. D09-26-04 and the Application for a Zoning By-Law Amendment, Planning File No. D14-26-06.

Respectfully Submitted,



Chris Jones MCIP, RPP



**NOTICE OF APPLICATION AND PUBLIC MEETING
FOR OFFICIAL PLAN AMENDMENT, FILE NUMBER D09-26-04
& ZONING BY-LAW AMENDMENT, FILE NUMBER D14-26-06**

Planning Act, R.S.O. 1990, as amended, Section 22 & Planning Act, R.S.O. 1990, c.P.13, s. 34 (13).

TAKE NOTICE THAT the Council of The Corporation of the Municipality of Red Lake has compiled complete Applications for an Official Plan Amendment & Zoning By-Law Amendment.

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.

LOCATION OF PROPERTY: The subject lands are adjacent to Highway 125 and have frontage on McNeely Bay of Red Lake and form part of Mining Claims KRL124 and 20842. The lands are legally described as being part of Parts 1 and 2, Plan 23R-15245, Parts 1 and 2 and part of Part 3, Plan 23R-11097, Part 1, Plan 23R-10665 and Parts 1 to 8, Plan 23R-9617.

PURPOSE AND EFFECT OF THE APPLICATIONS: The purpose of the applications is to fulfil conditions of Consent Application D10-24-03 which severed lands for the purpose of facilitating a lot addition of approximately 6.9ha to a marina owned by 825459 Ontario Inc. The purpose of the applications is to reconcile the official plan designation and zoning applicable to the resultant parcel which is utilized as a marina and a base for float planes.

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

ADDITIONAL INFORMATION about these applications including a reference plan, a draft official plan amendment and draft zoning by-law amendment is available for public inspection during regular office hours at the address shown below.

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 Corporation 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 Corporation of the Municipality of Red Lake 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 Official Plan Amendment and/or 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.



FILE NUMBER

D09-26-04

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) 825459 Ontario Inc.		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 1353 Highway 125	POSTAL BOX 577	STREET ADDRESS Suite 204-301 First Ave South	POSTAL BOX
POSTAL/ ZIP CODE Red Lake, Ontario P0V 2M0	PROV./ STATE	POSTAL/ ZIP CODE Kenora, Ontario P9N 1W2	PROV./ STATE
TELEPHONE 1-807-727-2264		TELEPHONE 1-807-468-9831	
EMAIL magreen_7@bell.net		EMAIL lwheatley@hslaw.ca	

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

LT284228 is a right of way over Parts 2, 6 & 7 Plan 23R9617 in favour of Evolution.

PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS
PIN 42012-0353 and PIN 42012-0399 (see Schedule "A" for full legal descriptions)

STREET ADDRESS AND TOWN SITE NAME

1353 Highway 125, Red Lake, Ontario

DIMENSIONS OF SUBJECT LAND

Frontage (metres): varied - see attached Sketch

Depth (metres): varied - see attached Sketch Area (hectares): 2.5 ha

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?

Highway Commercial - no site specific designation

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

Highway Commercial (C3) - no site specific zoning has been applied. The Applicant will be filing a concurrent application to amend the zoning by-law to Rural Commercial (C4).

EXPLANATION OF HOW THIS PROPOSAL IS SUITED TO SURROUNDING USES

The surrounding uses are vacant land.

WHAT IS THE PURPOSE OF THE PROPOSED AMENDMENT

To accommodate the current use of warehouse and storage.

WHAT LAND USES WOULD AN AMENDMENT AUTHORIZE?

Warehouse storage.

IS THE OFFICIAL PLAN AMENDMENT REQUIRED TO CHANGE, REPLACE, OR DELETE A POLICY IN THE OFFICIAL PLAN? CHANGE REPLACE DELETE		
PLEASE DESCRIBE IN DETAIL: Amend the designation to Industrial Area to allow for the continued use of warehouse storage.		

DOES THE REQUESTED AMENDMENT PROPOSE TO ESTABLISH A NEW AREA OF SETTLEMENT IN THE MUNICIPALITY?	YES	NO ☒
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DATE SUBJECT LAND WAS ACQUIRED ON:	PIN 42012-0353 was acquired on November 20, 1997 while PIN 42012-0399 was acquired on October 29, 2004.
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ARE THE MINERAL RIGHTS CROWN OR PATENTED?	Crown
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ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?	See Schedule "B"
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IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION? Patented. PIN 42012-0399 comprises part of the shoreline reserve. The remainder of the shoreline reserve is represented by PIN 42012-0953, which is patented and is the subject of the concurrent Application for Consent.

EXISTING BUILDINGS AND STRUCTURES - Provide the following information for all buildings and structures. Attach a separate page if necessary.			
TYPE - Wood Framed Metal Building	Front lot line setback:	Height in metres: 5 m	
DATE CONSTRUCTED	Rear lot line setback:	Dimensions: 15.25 m by 20 m	
	Side lot line setback:	Floor Area: 300 square m	
	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 - There are no proposed buildings and structures at this time	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:		

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)
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:

Warehouse and storage

20 years

PROPOSED USES of the subject land:

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.

Waste will be managed by self-delivery to the local waste facility.

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 To be filed concurrently Status

If Yes please describe in detail: Application for lot addition of the southern lands to be severed and added to the subject lands

☒ application for rezoning (under section 34) File To be filed concurrently Status

If Yes please describe in detail: Application to amend zoning by-law designation to Rural Commercial (C4)

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:

There is a concurrent application to amend the Official Plan designation and Zoning By-law designation being filed for the adjacent lands.

CHECK AS APPLICABLE:

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

If Yes please describe in detail: The Owner will be acquiring the southern lands under the concurrent Application for Consent.

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

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?

The existing land uses in the area are vacant land.

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)

Please refer to the attached Schedule "C".

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?

Please refer to the attached Schedule "C".

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			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: - 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			- 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			- 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: - 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			If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.
Class 2 industry ₂			If sensitive land use is proposed within 300 m 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 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.
Landfill site(s): closed/active landfill			If sensitive land use is proposed, and if within 500 m 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. 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. 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.
Sewage treatment plant and waste stabilization pond			There is need for a feasibility study if the proposal is for a sensitive land use and the property line is within: 100 m 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 150 m 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 400 m from the boundary line of a waste stabilization pond.
Provincial highways	Subject lands are within 50 meters of highway 125.		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>. 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.

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			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			A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: ● 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.			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			Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation, other infrastructure, utility and hydro corridors	Subject lands are within 30 m of utility corridor.		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			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			● 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			If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.

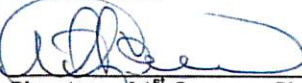
Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional Information that may be required
Mineral mining operations and petroleum resource operations and known petroleum resources			If within 1000 m, demonstrate that development and activities would: - 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. 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: - 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			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			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			There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within: 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. If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would: - 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. 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: - 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			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			Development and site alteration are not permitted in the features. Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E			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. Indicate if there are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m.

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
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest (ANSI)			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. Indicate if there are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.
Fish habitat	Subject lands are within 30 meters of a fish habitat		Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 30 m? Is any lake trout lake on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.
Adjacent lands to natural heritage features and areas			Development and site alteration are not permitted on adjacent lands to natural heritage features unless: - the ecological function of the adjacent lands has been evaluated; and - it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features			Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
Water quality and quantity			An assessment is generally required to determine potential impacts of development proposals on water quality and quantity. - If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. - As well, in areas of high water table, fractured bedrock or thin overburden, a hydrogeological report may be required in accordance with the Ministry of Environment (MOE) D-Series Guidelines. (These are not the only instances when a technical study may be needed). Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning process. The province has particular interests in lake trout lakes.

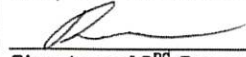
Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Natural hazards			Development should generally be directed to areas outside of hazardous lands and hazardous sites. Is the proposal within: ● 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? Is the proposal subject to limited exceptions such as: ● 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? 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. Is the subject land within or partially within: 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? 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.
Human-made hazards, including mine hazards and high forest fire hazards			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. Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works? Are the subject lands on or within 1000 m of a salt solution mining well? Demonstrate how the hazard(s) will be addressed.
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites			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.
Contaminated sites			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. 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.

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

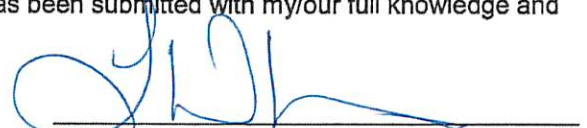
I/We the undersigned, being the owner of the subject land, hereby authorize Laura Wheatley, of Hook, Seller & Lundin, LLP to be the applicant in the submission of this application. This application has been submitted with my/our full knowledge and endorsement.



Signature of 1st Owner or Signing Officer
Mary Ann Green, President



Signature of 2nd Owner or Signing Officer
Robbie Green, Secretary/Treasurer



Signature of Witness

April 23, 2024

Date

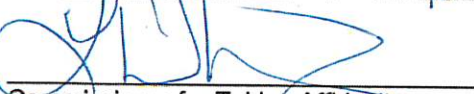
AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Mary Ann Green and Robbie Green of the Municipality of
(Municipality/ City)
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 Province of Ontario

This 23rd day of April, 2024.



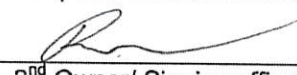
Commissioner for Taking Affidavits

Affix commissioner stamp here:

Laura M. Wheatley
Barrister & Solicitor
Notary Public



1st Owner/ Signing officer/ Authorized Agent
Mary Ann Green, President



2nd Owner/ Signing officer/ Authorized Agent
Robbie Green, Secretary/Treasurer

This section for Red Lake Municipal office use only:

Date complete application received: _____

Schedule "A" – Application for Official Plan Amendment

Legal Descriptions

PIN 42012-0353 PCL 7635 SEC DPF SRO; FIRSTLY PT MINING CLAIM KRL20842 BALMER PARTS 1 TO 8, 23R9617; SECONDLY PT MINING CLAIM KRL124 BALMER RECORDED AS KRL19508; PT 1, 23R10665; T/W PARTS 9 AND 10, 23R9617 AS IN LT256632; S/T PARTS 2, 6 AND 7, 23R9617 AS IN LT284228; RED LAKE

PIN 42012-0399 PCL 7748 SEC DPF SRO; LOCATION CL 13338 BALMER BEING PT OF THE 20.117 METRE SURFACE RIGHTS RESERVATION WITHIN MINING CLAIM KRL20842, PT 1 23R10963; RED LAKE

Schedule "B" – Application for Official Plan Amendment

Crown Patent Reservations

PIN 42012-0353:

All ores or minerals raised or removed therefrom shall be treated and refined within Canada.

Excepting and reserving five percent of the acreage hereby granted for roads and the right to lay out the same where the Crown or its officers may deem necessary.

Excepting and reserving all trees standing or being on said land, together with the right to enter upon said land to remove said timber.

Excepting and reserving the free use and passage and enjoyment of, in, over and upon all navigable waters which shall or may hereafter be found on or under or be flowing through or upon any part of the said Parcel or Tract of Land hereby granted, and reserving also right of access to the shores of all rivers, streams and lakes for all vessels, boats, and persons, together with the right to use so much of the banks thereof, not exceeding on chain in depth from the water's edge as may be necessary for fishery purposes.

PIN 42012-0399:

Surface rights only.

Excepting and reserving the free use, passage and enjoyment of, in, over and upon all navigable waters which shall or may hereafter be found on or under, or be flowing through or upon, any part of the land hereby granted, and reserving also the right of access to the shores of all rivers, streams and lakes for all vessels, boats and persons.

Excepting and reserving the surface rights only in and over any public or colonization roads or any highways crossing the said land.

Schedule "C" – Application for Zoning By-law Amendment

Policy Considerations

Provincial Policy Statement (2020)

The proposed Application for Official Plan Amendment is consistent with the Provincial Policy Statement as it conforms to the policies of building strong healthy communities. Section 1.1.1(a) provides that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The subject land is utilized for warehouse and storage facilities ancillary to commercial fly-in tourist operations on the southern abutting lands. The proposed Official Plan amendment will allow this continued use, thereby ensuring the efficient development of the current land use patterns over the long term.

Growth Plan for Northern Ontario

The proposed Application for Official Plan Amendment is consistent with the Northern Growth Plan as it aligns with the policies identified for well-planned and thoughtfully designed communities that attract investment and support economic development. Section 4.2 provides that municipalities should prepare long-term community strategies designed to achieve economic, social and environmental sustainability and optimized use of existing infrastructure. The proposed Application for Official Plan Amendment implements these strategies, as the amendment to the Industrial Area designation will allow for the continued use of the warehouse and storage facilities, thereby optimizing the use of existing facilities.



FILE NUMBER

D14-26-06

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 825459 Ontario Inc.		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE) Laura Wheatley	
ADDRESS 1353 Highway 125	POSTAL BOX 577	STREET ADDRESS Suite 204-301 First Ave South	POSTAL BOX
POSTAL/ ZIP CODE Red Lake, Ontario P0X 2M0	PROV./ STATE	POSTAL/ ZIP CODE Kenora, Ontario P9N 1W2	PROV./ STATE
TELEPHONE 1-807-727-2264		TELEPHONE 1-807-468-9831	
EMAIL magreen@bell.net		EMAIL lwheatley@hslaw.ca	

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

LT284228 is a right of way over Parts 2, 6 & 7 Plan 23R9617 in favour of Evolution.

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 PIN 42012-0353 and PIN 42012-0399 (see Schedule "A" for full legal descriptions)	
Street address and town site name 1353 Highway 125, Red Lake, Ontario	
DIMENSIONS OF SUBJECT LAND Frontage (metres): varied - see attached Sketch Depth (metres): varied - see attached Sketch Area (hectares): 2.5 ha	

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

Highway Commercial - no site specific designation

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN

The Applicant will be filing a concurrent application to amend the Official Plan designation to Industrial Area.

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

Highway Commercial (C3) - no site specific zoning designation.

DATE SUBJECT LAND WAS ACQUIRED ON: PIN 42012-0353 was acquired on November 20, 1997 while PIN 42012-0399 was acquired on October 29, 2004.

ARE THE MINERAL RIGHTS CROWN OR PATENTED? Crown

ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION? See attached Schedule "B".

IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?

Patented. PIN 42012-0399 comprises part of the shoreline reserve. The remainder of the shoreline reserve is represented by PIN 42012-0953, which is patented and is the subject of the concurrent Application for Consent.

PROPOSAL INFORMATION:

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED
Rural Commercial (C4)	To accommodate the existing use of warehouse and storage facilities.

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

TYPE - Wood Framed Metal Building Front lot line setback: Height in metres 5 m
DATE CONSTRUCTED Unknown Rear lot line setback: Dimensions: 15.25 m by 20 m
Side lot line setback: Floor Area: 300 square m
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 - There are no proposed buildings and structures. 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:

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 Existing private road connecting subject property to Highway 125 ☐ Water

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

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:

Warehouse and storage facility

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

20 years

PROPOSED USES of the subject land:

Continued use as a warehouse and storage.

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.

Waste will be managed by self-delivery to the local waste facility.

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

No. The proposed amendment will increase employment as additional uses would be permitted.

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 To be filed concurrently

Status _____

If Yes please describe in detail: Application for lot addition of the southern lands to be severed and added to the subject lands

☐ 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?

There is a concurrent application to amend the Official Plan designation being filed for the subject and adjacent lands.

CHECK AS APPLICABLE:

Does the Owner own any adjoining property?

☒ Yes

☐ No

If Yes please describe in detail: The Owner will be acquiring the southern lands under the concurrent Application for Consent.

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?

The existing land uses in the area are vacant land.

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)

Please refer to the attached Schedule "C".

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?

Please refer to the attached Schedule "C".

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.

The proposed amendment will recognize the existing use of the subject property, being warehouse and storage.

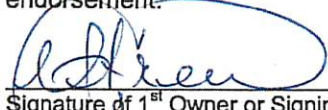
SITE PLAN SKETCH:

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

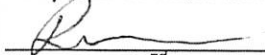
- ☐ North arrow, scale and legend
- ☐ The boundaries of the owner's property and dimensions
- ☐ The boundaries of the property subject to the application including area and dimensions if different from above
- ☐ The location, dimensions (height, length, and width) and type of all **existing** and **proposed** 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

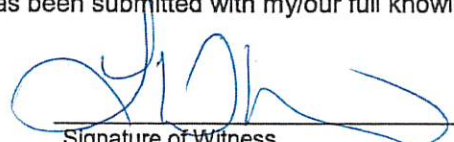
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Signature of 1st Owner or Signing Officer
Mary Ann Green, President



Signature of 2nd Owner or Signing Officer
Robbie Green, Secretary/Treasurer



Signature of Witness

April 23, 2024

Date

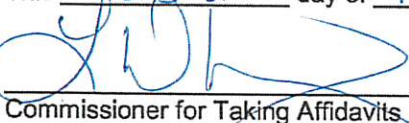
AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Mary Ann Green and Robbie Green 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 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 Province of Ontario

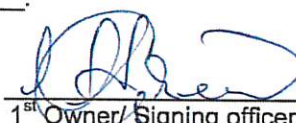
This 23rd day of April, 2024.



Commissioner for Taking Affidavits

Affix commissioner stamp here:

**Laura M. Wheatley
Barrister & Solicitor
Notary Public**



1st Owner/ Signing officer/ Authorized Agent
Mary Ann Green, President



2nd Owner/ Signing officer/ Authorized Agent
Robbie Green, Secretary/Treasurer

This section for Red Lake Municipal office use only:

Date complete application received: _____

Schedule "A" – Application for Zoning By-Law Amendment

Legal Descriptions

PIN 42012-0353 PCL 7635 SEC DPF SRO; FIRSTLY PT MINING CLAIM KRL20842 BALMER PARTS 1 TO 8, 23R9617; SECONDLY PT MINING CLAIM KRL124 BALMER RECORDED AS KRL19508; PT 1, 23R10665; T/W PARTS 9 AND 10, 23R9617 AS IN LT256632; S/T PARTS 2, 6 AND 7, 23R9617 AS IN LT284228; RED LAKE

PIN 42012-0399 PCL 7748 SEC DPF SRO; LOCATION CL 13338 BALMER BEING PT OF THE 20.117 METRE SURFACE RIGHTS RESERVATION WITHIN MINING CLAIM KRL20842, PT 1 23R10963; RED LAKE

Schedule "B" – Application for Zoning By-Law Amendment

Crown Patent Reservations

PIN 42012-0353:

All ores or minerals raised or removed therefrom shall be treated and refined within Canada.

Excepting and reserving five percent of the acreage hereby granted for roads and the right to lay out the same where the Crown or its officers may deem necessary.

Excepting and reserving all trees standing or being on said land, together with the right to enter upon said land to remove said timber.

Excepting and reserving the free use and passage and enjoyment of, in, over and upon all navigable waters which shall or may hereafter be found on or under or be flowing through or upon any part of the said Parcel or Tract of Land hereby granted, and reserving also right of access to the shores of all rivers, streams and lakes for all vessels, boats, and persons, together with the right to use so much of the banks thereof, not exceeding on chain in depth from the water's edge as may be necessary for fishery purposes.

PIN 42012-0399:

Surface rights only.

Excepting and reserving the free use, passage and enjoyment of, in, over and upon all navigable waters which shall or may hereafter be found on or under, or be flowing through or upon, any part of the land hereby granted, and reserving also the right of access to the shores of all rivers, streams and lakes for all vessels, boats and persons.

Excepting and reserving the surface rights only in and over any public or colonization roads or any highways crossing the said land.

Schedule "C" – Application for Zoning By-law Amendment

Policy Considerations

Provincial Policy Statement (2020)

The proposed Application for Zoning By-law Amendment is consistent with the Provincial Policy Statement as it conforms to the policies of building strong healthy communities. Section 1.1.1(a) provides that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The subject land is utilized for warehouse and storage facilities, ancillary to the southern marina and commercial fly-in tourist operations. The proposed zoning by-law amendment will allow this continued use, thereby ensuring the efficient development of the current land use patterns over the long term.

Growth Plan for Northern Ontario

The proposed Application for Zoning By-law Amendment is consistent with the Northern Growth Plan as it aligns with the policies identified for well-planned and thoughtfully designed communities that attract investment and support economic development. Section 4.2 provides that municipalities should prepare long-term community strategies designed to achieve economic, social and environmental sustainability and optimized use of existing infrastructure. The proposed Application for Zoning By-law Amendment implements these strategies, as the amendment to the Rural Commercial zone allow for the continued use of the warehouse and storage facilities, thereby optimizing the use of existing facilities.