



## THE MUNICIPALITY OF RED LAKE

Municipal Office - 2 Fifth Street - P.O. Box 1000  
Balmertown, Ontario P0V 1C0

### PLANNING DEPARTMENT STAFF REPORT

TO: Trilbee Stirling-Kattler (CAO)  
Planning Advisory Committee (PAC)                      DATE: May 13<sup>th</sup>, 2024

FROM: Kristina Grondin, Planning Coordinator                      FILE: D14-24-02

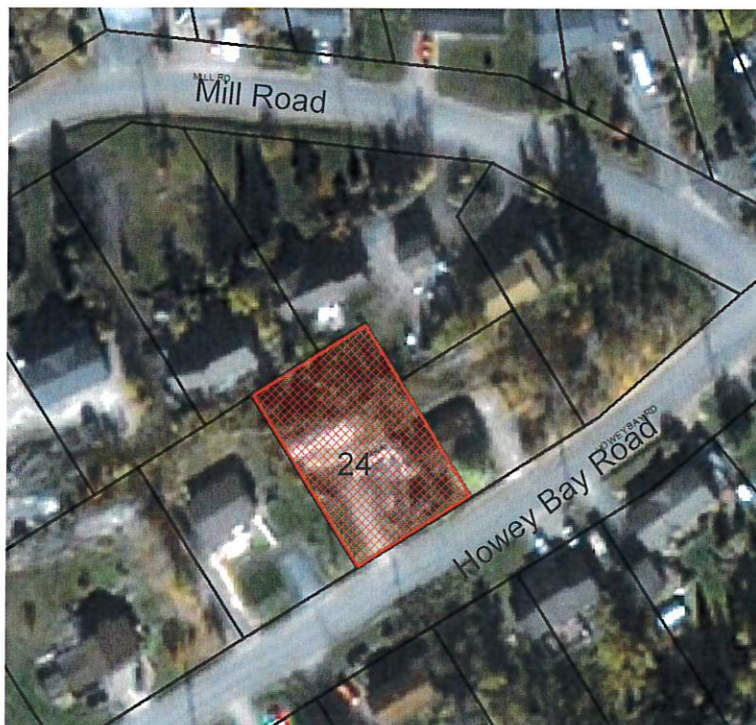
SUBJECT: Application for Zoning By-Law Amendment: 24 Howey Bay Road, Red Lake

#### 1. Description of the Subject Property and Area

This application pertains to 24 Howey Bay Road, Red Lake. A location sketch is provided below.

The property is zoned Townsite Residential Density 2 (R2) and designated Townsite Residential. Currently the property is vacant. The area of the property is approximately 0.139 hectares, with a frontage of approximately 30.48 metres.

#### Location Sketch:



## **2. Purpose of Application**

The applicant has requested to rezone the subject property from Townsite Residential Density 2 (R2) to Townsite Residential Density 1 (R1) to permit a semi-detached dwelling.

## **3. Official Plan**

The townsite residential designation permits residential uses including semi-detached dwellings. Residential properties shall front a provincial or municipally maintained road, comply with the Zoning By-Law, and compatible with surrounding uses.

## **4. Zoning By-Law**

The subject property is zoned R2 under the Zoning By-Law. The R2 zone permits the following:

- boarding houses
- apartment buildings
- multi-unit dwellings
- row or townhouse
- group homes

The proposed R1 zone permits the following:

- boarding houses
- modular dwellings
- multi-unit dwellings
- semi-detached dwellings
- single-detached dwellings
- group homes.

The minimum lot area for a semi-detached dwelling in a R1 zone is 0.055 hectares. Uses in a R1 zone shall be serviced by full municipal services.

## **5. Notice Circulation and Public Consultation**

Notice of the application was posted at the Municipal Office; mailed to property owners within 120 metres of the subject property, posted on the Municipal website and provided to appropriate Department Heads. A copy of the notice is attached to this report.

As of May 13<sup>th</sup>, 2024, no comments or concerns were received.

## **6. Analysis**

The property was originally zoned R1 and was rezoned in 2012 to R2 for a housing project. The project was not completed, the property was sold and remains vacant. The surrounding properties are zoned R1 and developed with single detached dwellings.

A review indicates that the proposed rezoning is consistent with the Provincial Policy Statement requirements and conforms to the Official Plan. The subject property meets all the zoning requirements of the R1 zone. The proposed use is compatible with the surrounding uses.

## **7. Recommendation**

If the Committee agrees with the analysis of this report, it is recommended that the application be supported and forwarded for Council's consideration and approval.



Kristina Grondin  
Planning Coordinator

### Attachments:

- Appendix 1: Notice of Application and Public Meeting
- Appendix 2: Complete Application for Zoning By-Law Amendment





Dated: April 25, 2024

**NOTICE OF APPLICATION AND PUBLIC MEETING  
FOR A ZONING BY-LAW AMENDMENT, FILE NUMBER D14-24-02**  
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 received a complete application for a Zoning By-Law Amendment described as follows:

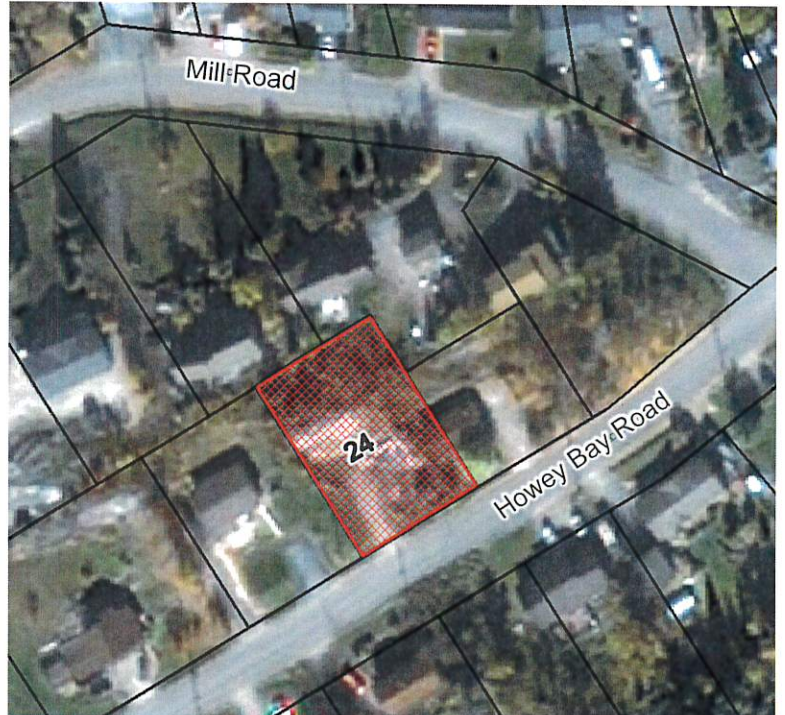
**LOCATION OF PROPERTY:** 24 Howey Bay Road, Red Lake. Refer to the location sketch.

**PROPERTY DESCRIPTION:** The subject property is designated Townsite Residential and zoned Townsite Residential Density 2 (R2). Property was previously zoned Townsite Residential (R1). The subject property fronts Howey Bay Road and is currently vacant.

**PURPOSE AND EFFECT OF APPLICATION:** Change the zoning the subject property from Townsite Residential Density 2 (R2) to Townsite Residential Density 1 (R1) to permit a semi-detached dwelling.

**OTHER PLANNING APPLICATIONS RELEVANT TO THE SUBJECT LOCATION:** None.

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



**TAKE NOTICE** that the application under the above file number will be heard by the Planning Advisory Committee (PAC) of The Corporation of the Municipality of Red Lake on the date, and at the time and place shown below. When the Council of the Municipality of Red Lake receives the Planning Advisory Committee's recommendation, they will consider a decision regarding the application at their regular Council meeting.

**PUBLIC MEETING:** You are entitled to attend this public meeting in person to express your views about the application. If you are aware of any person interested in or affected by the application who has not received a copy of this notice you are requested to inform that person of this meeting. 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 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 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 Local Planning Appeal Tribunal.
- b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 this amendment to the Zoning By-Law may be made by any 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 the address shown below.

**DATE AND TIME OF PUBLIC MEETING:** Tuesday, May 14<sup>th</sup>, 2024; 5:00 p.m.

**PLACE AND ADDRESS:** 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 [kristina.grondin@redlake.ca](mailto:kristina.grondin@redlake.ca)**





FILE NUMBER  
D14-24-02

# 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 DOUGLAS DICKSON		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 556 WEBSTER AVE. FORT FRANCES	POSTAL BOX	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE P9A 3H8	PROV./ STATE ON.	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-728-2401	TELEPHONE		
EMAIL dougallandickson@icloud.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  
PIN 42009-1455 (LT) PARCEL 4436 SEC DPF SRO

PART MINING CLAIM K1371 DOME/HEYSON PART 7 KR546

Street address and town site name  
24 HOWEY BAY ROAD, RED LAKE ONTARIO

DIMENSIONS OF SUBJECT LAND  
Frontage (metres): 30.480 m      Depth (metres): 45.720 m      Area (hectares): 0.1393546 ha

LAND USE DESIGNATION WITHIN THE OFFICIAL PLAN? HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?  
TOWNSITE RESIDENTIAL AS PER SCHEDULE A1

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN  
THE PROPERTY WILL REMAIN TOWNSITE RESIDENTIAL

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

DATE SUBJECT LAND WAS ACQUIRED ON:	APRIL 18, 2024
ARE THE MINERAL RIGHTS CROWN OR PATENTED?	PATENTED
ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?	
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
REQUEST CHANGE FROM R2 TO R1	I WOULD PREFER TO BUILD A SEMI-DETACHED VS MULT-UNIT TWO STORY.

**EXISTING 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.....

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 - SEMI-DETACHED Front lot line setback: 6.5m Height in metres 5.5m

Rear lot line setback: 31.295m Dimensions: 18.288m x 7.925m

Side lot line setback: 5.5m Floor Area: 145m<sup>2</sup>

Side lot line setback: 6.692m

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

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

Docking facilities (specify)..... N/A ..... 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:

VACANT

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

VACANT SINCE 2014

**PROPOSED USES** of the subject land:

SEMI DETACHED RESIDENTIAL DWELLING UNIT

**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.

TYPICAL VOLUME FROM 2 RESIDENTIAL DWELLINGS

TOWN 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:

- 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	2	68m <sup>2</sup> / 78m <sup>2</sup>	\$1200 / \$1500 MONTH
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?

EVERY LOT ON THIS BLOCK IS ZONED R1, SO IN MY VIEW IT WILL BE A BETTER FIT IF REZONED TO R1



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](http://www.mah.gov.on.ca/Page215.aspx))

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?

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.

I WOULD PREFER TO BUILD A ONE LEVEL SEMI DETACHED DWELLING VS A TWO STORY MULTI-UNIT. ALSO, SEVERAL PEOPLE MY AGE HAVE EXPRESSED AN INTREST IN RENTING A GROUND LEVEL APARTMENT.

**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 1<sup>st</sup> Owner or Signing Officer

Signature of Witness

Signature of 2<sup>nd</sup> Owner or Signing Officer

Date

**AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION**

I/We, DOUGLAS DICKSON of the Municipality of  
Redlake 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  
soimen 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 Redlake  
in the District of Kewora  
This 15 day of April, 2024

Christine Gaudet  
Commissioner for Taking Affidavits

Doug Dickson  
1<sup>st</sup> Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

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

2<sup>nd</sup> Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: \_\_\_\_\_

