

4. Official Plan & Zoning By-Law

Official Plan:

The proposed Townsite Residential designation permits medium density structures such as townhouses, apartment buildings and retirement homes. The townsite residential policy promotes a variety of housing forms and states that the Zoning By-Law will establish suitable setbacks for different densities of development to ensure that privacy and enjoyment of existing properties are not adversely affected by higher density housing.

Zoning By-Law:

The proposed multi-unit dwelling is permitted in the R1 zone. The setback requirements for the R1 zone are outlined in Section 5.2. The maximum number of dwelling units permitted for a multi-unit dwelling is 2.

The parking requirement is 1.5 spaces per dwelling unit. The total spaces required for the proposed three dwelling units is five spaces. Section 3.22.h.iii states that parking spaces provided for multi-unit dwellings shall not cover more than 50% of the front yard or exterior side yard.

5. Notice and Circulation

Notice of the applications is posted at the Municipal Office; posted on the Municipal website, mailed to property owners within 120 metres of the subject property; advertised in the Municipal Newsletter; emailed to the Ministry of Municipal Affairs and Housing; and distributed to appropriate department heads. A copy of the notice is attached to this report.

On September 9th, 2024, one member of the public inquired about the purpose of the applications. He expressed concern with parking as there currently is no driveway. Once advised that the owner is proposing parking along the front yard, he had no concerns related to the application.

No other comments or concerns were received.

6. Analysis

The proposed use is compatible with the surrounding residential and institutional uses. It has access to a municipally owned and maintained road. The existing building meets the setback requirements of the proposed R1 zone. As the dwelling units will be stacked and the building is existing, the increase from 2 units to 3 units does not pose any concerns.

The proposed R1 zone requires off-street parking. As the building is already existing, the only location for off-street parking is in the front yard. The site plan identifies alterations required to the existing porch slab and retaining wall to accommodate the required parking spaces. This will create a parking area similar to what is permitted for an

apartment building. Any renovations and/or new construction will be required to comply with the zone and building code requirements.

If approved, the applications will permit a multi-unit dwelling consisting of three dwelling units and five parking spaces located in the front yard.

7. Conclusion and Recommendation

If the Committee agrees with the analysis of this report, the following recommendations are provided:

- Recommend that Council approve Official Plan Amendment (D09-24-01)
- Recommend that Council approve Zoning By-Law Amendment (D14-24-05)

Approval of the Zoning By-Law amendment to be contingent upon the approval of the Official Plan amendment as the zoning shall conform with the Official Plan designation.



Kristina Grondin
Planning Coordinator

Attachments:

- Notice
- Complete Applications



Dated: August 21, 2024

**NOTICE OF APPLICATION AND PUBLIC MEETING
FOR AN OFFICIAL PLAN AMENDMENT, FILE NUMBER D09-24-01
ZONING BY-LAW AMENDMENT, FILE NUMBER D14-24-05**
Planning Act, R.S.O. 1990, c.P.13

TAKE NOTICE that the Council of The Corporation of the Municipality of Red Lake has received complete applications for an Official Plan Amendment and Zoning By-Law Amendment described as follows:

LOCATION OF PROPERTY: 12 Dexter Road, Balmertown. Refer to the location sketch.

PROPERTY DESCRIPTION: The subject property is designated Townsite Employment and zoned site specific Townsite Commercial (C1-p).

PURPOSE AND EFFECT OF APPLICATION:

- Change the designation of the subject property from Townsite Employment to Townsite Residential.
- Change the zoning of the subject property from site specific Townsite Commercial (C1-p) to Townsite Residential Density 1 (R1)
- Permit a multi-unit dwelling in the existing building.



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

TAKE NOTICE that the proposed Official Plan and Zoning By-Law amendments under the above file numbers will be heard by the Planning Advisory Committee of The Corporation of the Municipality of Red Lake on the date, and at the time and place shown below.

PUBLIC MEETING: You are entitled to attend this public meeting in person to express your views about the applications. 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 Official Plan and 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 decisions, 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, September 10th, 2024, at 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



12 Dexter Rd -

Man Copy

FILE NUMBER
D09-24-01

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) Joel Marion c/o Rahill Investments		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 6 West Rahill Dr.	POSTAL BOX 704	STREET ADDRESS	POSTAL BOX
POSTAL/ZIP CODE Pov 1C0	PROV./STATE ON	POSTAL/ZIP CODE	PROV./STATE
TELEPHONE 807 727 7252		TELEPHONE	
EMAIL joel.marion@hotmail.com		EMAIL	

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT? IF YES, PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES

No

PROPERTY INFORMATION

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

PLAN M304 LT 253 PCL 3015, ROLL # 144000118600.0

MPAC Roll NUMBER 604144000118600 PIN 42012-0799

STREET ADDRESS AND TOWN SITE NAME

12 DEXTER ROAD, BALMERTOWN

DIMENSIONS OF SUBJECT LAND

Frontage (metres): 15.24 M Depth (metres): 32.00 M Area (hectares): 0.0487 Hectares

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?

TOWNSITE EMPLOYMENT

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

C1-P

EXPLANATION OF HOW THIS PROPOSAL IS SUITED TO SURROUNDING USES

Abuding uses are residential

WHAT IS THE PURPOSE OF THE PROPOSED AMENDMENT	WHAT LAND USES WOULD AN AMENDMENT AUTHORIZE?
Change from townsite employment to residential.	Multi-Residential Dwelling

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

PLEASE DESCRIBE IN DETAIL: **NO**

DOES THE REQUESTED AMENDMENT PROPOSE TO ESTABLISH A NEW AREA OF SETTLEMENT IN THE MUNICIPALITY? YES **NO**

DATE SUBJECT LAND WAS ACQUIRED ON: **July 22, 2024**

ARE THE MINERAL RIGHTS CROWN OR PATENTED? **PATENTED**

ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION? **NO**

IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION? **NO**

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

TYPE - Two storey	Front lot line setback: 6.0 M	Height in metres: 7.8 M
DATE CONSTRUCTED 1960	Rear lot line setback: 12.29 M	Dimensions: 12.7 M X 11.13 M
	Side lot line setback: 2.06 M	Floor Area: 180.6 sqm
	Side lot line setback: 2.54 M	
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 -	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: office spaces for educational purposes	LENGTH OF TIME the existing uses of the subject land have continued: To my knowledge since 2009 14 years.
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PROPOSED USES of the subject land:
Residential tri-plex.

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.

5.1 kg per day. Waste pickup by municipality program also will use composters when needed

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

OTHER APPLICATIONS -- If known, indicate if the subject land is or will be the subject of an application under the Act for:

approval of a plan of subdivision (under section 51) File Status

If Yes please describe in detail: _____

consent (under section 53) File Status

If Yes please describe in detail: _____

application for rezoning (under section 34) File D14-24-05 Status under review

If Yes please describe in detail: _____

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:
NO

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: It was an Internet Highschool - so commercial use

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	<u>3- triplex</u>		

PROPOSAL INFORMATION:

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

The property is surrounded by residential zoning with a duplex building to the west and a residential family residence to the east. Apartments are needed in the area.

Is the proposed amendment consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? (The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at www.mah.gov.on.ca/Page215.aspx)

Yes.

Land within the Municipality of Red Lake is designated under a Provincial Plan being the Northern Growth Plan that took effect in March 2011. Does this application conform or not conflict with the plan?

Yes.

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, lanes, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

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

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Employment lands			<p>If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate:</p> <ul style="list-style-type: none"> ● the land is not required for employment purposes over the long term, and that ● there is a need for the proposed conversion.
Rural areas located in municipalities			<ol style="list-style-type: none"> 1. Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; 2. Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and 3. 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			<ol style="list-style-type: none"> 1. Demonstrate relationship to the management or use of resources and resource based recreational activities; or 2. If proposal is in an area adjacent to and surrounding municipalities, provide information that: <ul style="list-style-type: none"> ● the area forms part of a planning area; and ● a comprehensive review has determined that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the province.
Class 1 industry ₁			<p>If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.</p>
Class 2 industry ₂			<p>If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.</p>
Class 3 industry ₃			<p>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.</p>
Landfill site(s): closed/active landfill			<p>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.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage treatment plant and waste stabilization pond			<p>There is need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> ● 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			<p>Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposed development is located in proximity to a provincial highway, a traffic impact study and a stormwater management report will be required by the Ministry of Transportation.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30			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: <ul style="list-style-type: none"> ● 500 m of a main railway line or of any provincial highway; ● 250 m of a secondary railway line; ● 100 m of other railways or a freeway right of way; and ● 50 m of a provincial highway right-of-way.
Electricity generating station, hydro transformers, railway yards, etc.			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			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			<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>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.</p> <p>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.</p> <p>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.</p>
Prime agricultural lands/areas			<ul style="list-style-type: none"> ● If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken. ● Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met).
Agricultural operations			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			<p>If within 1000 m, demonstrate that development and activities would:</p> <ul style="list-style-type: none"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential, are permitted if:</p> <ul style="list-style-type: none"> ● resource use is not feasible; or ● the proposed land use or development serves a greater long-term public interest, and ● issues of public health, public safety and environmental impacts are addressed.
Non-operating mine site within 1000 metres			<p>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.</p>
Rehabilitated and abandoned mine sites			<p>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.</p>
Mineral aggregate operations, and known deposits of mineral aggregate resources			<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. <p>If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would:</p> <ul style="list-style-type: none"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <ul style="list-style-type: none"> ● the resource use is not feasible; or ● the proposed land use serves a greater long-term public interest, and ● issues of public health, public safety and environmental impacts are addressed.
Natural heritage systems			<p>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.</p>
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species			<p>Development and site alteration are not permitted in the features.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p> <p>Are any known significant habitats present on the subject lands or within 50 m?</p> <p>Has there been preliminary site assessment to identify whether potentially significant habitats are present?</p>
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E			<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest (ANSI)			<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.</p>
Fish habitat			<p>Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>Is any fish habitat on the subject lands or within 30 m?</p> <p>Is any lake trout lake on the subject lands or within 300 m?</p> <p>If yes to any of the above, an environmental impact study may be required.</p>
Adjacent lands to natural heritage features and areas			<p>Development and site alteration are not permitted on adjacent lands to natural heritage features unless:</p> <ul style="list-style-type: none"> • 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			<p>Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features.</p> <p>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.</p>
Water quality and quantity			<p>An assessment is generally required to determine potential impacts of development proposals on water quality and quantity.</p> <ul style="list-style-type: none"> • 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. <p>(These are not the only instances when a technical study may be needed).</p> <p>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.</p> <p>The province has particular interests in lake trout lakes.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Natural hazards			<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <ul style="list-style-type: none"> ● a dynamic beach hazard? ● the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? ● areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway? <p>Is the proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> ● safe access appropriate for the nature of the development and the natural hazard? ● Special Policy Area? ● uses which by their nature must locate in the floodway? <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Is the subject land within or partially within:</p> <ol style="list-style-type: none"> 1. hazardous lands adjacent to the shorelines of the Great-Lakes – St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)? 2. hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? 3. hazardous sites (includes unstable soils and unstable bedrock)? 4. a special policy area shown in an approved official plan? 5. the food fringe in an area subject to the two zone concept of floodplain management? <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood proofing and protection works.</p>
Human-made hazards including mine hazards and high forest fire hazards			<p>Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites			<p>If the proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses; all work undertaken must be to the satisfaction of the province.</p>
Contaminated sites			<p>To determine potential soil contamination, proponents must complete a Phase 1 Environmental Site Assessment (ESA) as per the Ministry of Environment regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.</p>

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
Crown lands			<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown land.</p>
<p>Notes:</p> <p>1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.</p> <p>2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.</p> <p>3. Class 3 Industry - Indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.</p> <p>4. Hazardous Sites - property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography).</p> <p>5. Certain areas of Crown Lands are identified by MINR as being of special interests, such as lake access points.</p> <p>Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.</p>			

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.

We plan on renovating the existing building into a tri-plex. The plans show a 1 bedroom basement apartment, a 3 bedroom main floor apartment with deck/patio to the back of the unit and a 2 bedroom unit upstairs.

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

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

Signature of 1st Owner or Signing Officer

Signature of Witness

Signature of 2nd Owner or Signing Officer

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Joel Marion of the Municipality of
Red Lake in the Province of Ontario
(Province) (Municipality/ City)

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

Sworn (or declared) before me at the Municipality of Red Lake
in the District of Kenora

This 21 day of August, 2024.

Christine Goulet
Commissioner for Taking Affidavits

Joel Marion
1st Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

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

2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: _____

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 3015 SEC DPF; LT 259 PL M304 EXCEPT THEREOUT ALL MINES AND MINERALS, THE OWNERSHIP HAVING BEEN SEVERED UNDER APPLICATIONS LT46767, LT46763, LT46757 & LT46760; RED LAKE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2005/03/21

OWNERS' NAMES:

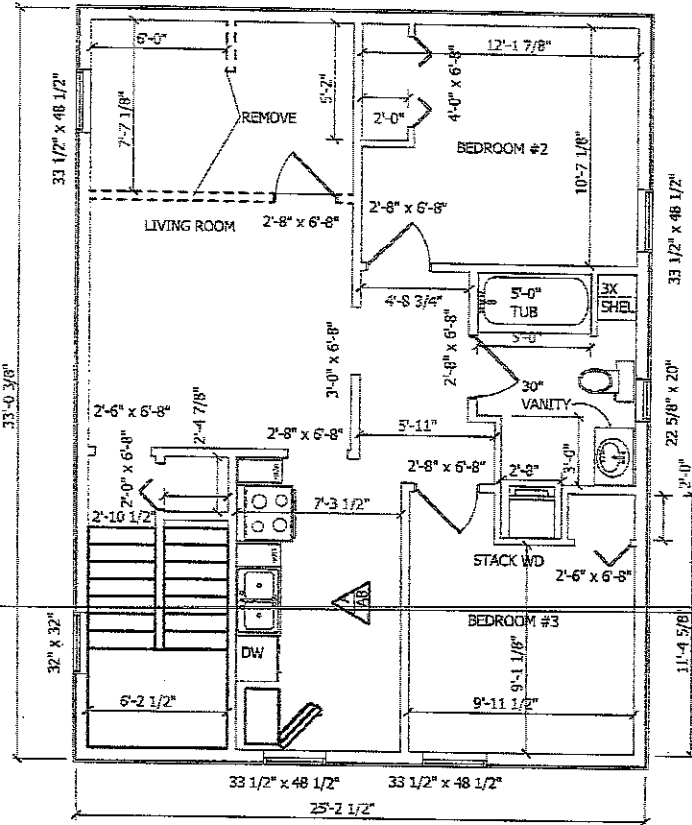
OOKOH MAJII-SKAADA PROPERTY MANAGEMENT GP INC.
OOKOH MAJII-SKAADA PROPERTY MANAGEMENT LP

CAPACITY SHARE

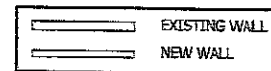
GP&P
FIRM

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
LT291626	2003/07/23	NOTICE REMARKS: VESTING			THE CORPORATION OF THE MUNICIPALITY OF RED LAKE	C
EN105968	2021/12/09	TRANSFER CORRECTIONS: PARTY TO NAME CHANGED FROM OOKOH MAJII-SKAADA PROPERTY MANAGEMENT LP. TO OOKOH MAJII-SKAADA PROPERTY MANAGEMENT LP ON 2023/05/29 AT 10:13 BY WILKINSON, TAMMY.	\$162,000	KEEWAYTINOOK OKIMAKANAK/NORTHERN CHIEFS COUNCIL	OOKOH MAJII-SKAADA PROPERTY MANAGEMENT GP INC. OOKOH MAJII-SKAADA PROPERTY MANAGEMENT LP	C
KN118027	2023/12/20	CHARGE PARTNERSHIP	\$5,338,039	OOKOH MAJII-SKAADA PROPERTY MANAGEMENT GP INC. OOKOH MAJII-SKAADA PROPERTY MANAGEMENT LP	CANADIAN IMPERIAL BANK OF COMMERCE	C
KN118030	2023/12/20	NO ASSGN RENT GEN REMARKS: KN129027		OOKOH MAJII-SKAADA PROPERTY MANAGEMENT GP INC. OOKOH MAJII-SKAADA PROPERTY MANAGEMENT LP	CANADIAN IMPERIAL BANK OF COMMERCE	C
KN120788	2024/07/22	TRANS PARTNERSHIP REMARKS: BLANDING ACT STATEMENTS	\$209,000	OOKOH MAJII-SKAADA PROPERTY MANAGEMENT GP INC. OOKOH MAJII-SKAADA PROPERTY MANAGEMENT LP	RAHILL INVESTMENTS INC.	
KN120789	2024/07/22	CHARGE	\$500,000	RAHILL INVESTMENTS INC.	CONCENTRA TRUST	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



**PROPOSED SECOND FLOOR
PLAN CHANGES**
SCALE: 3/16" = 1'-0"



GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. THE CONTRACTOR SHALL PRODUCE SHOP DRAWINGS FOR SPECIALIZED PROJECT ITEMS.
3. ALL DIMENSIONS, DATINGS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY IN THE DRAWING IN WRITING TO RAHILL INVESTMENTS.

THIS DRAWING WAS PREPARED UNDER THE DIRECTION OF THE PRESIDENT, JOEL MARION.

THE PRESIDENT IS ACTING AS DESIGNER.

VALIDUS DOES NOT ASSUME RESPONSIBILITY FOR ITS USE REGARDING PROVINCIAL OR MUNICIPAL REGULATIONS.



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Red Lake, Ontario, PO: 2M0
Phone: (807) 728-1250
Email: validus.drafting@gmail.com

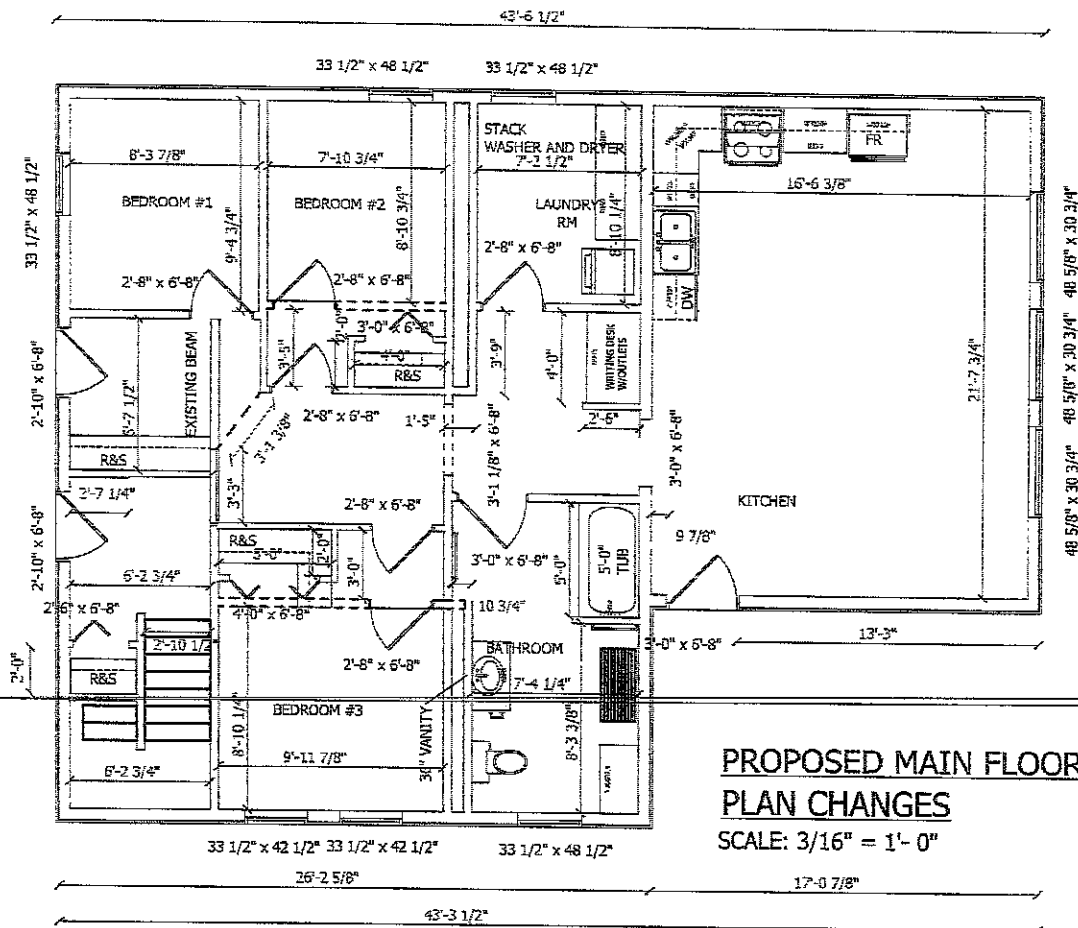
#12 DEXTER RD. BALMERTOWN, ONT.

RAHILL INVESTMENTS
PRESIDENT-JOEL MARION
6 RAHILL DRIVE
BALMERTOWN, ONT.
POV 100

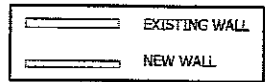
**PROPOSED SECOND
FLOOR PLAN CHANGES**

DATE	JULY 8, 2024	JOB NO.	
DRAWN BY	RW	CHECKED	SHEET
SCALE	3/16" = 1'-0"	FILE	MARION 2024
			A5

DATE	REVISION



**PROPOSED MAIN FLOOR
PLAN CHANGES**
SCALE: 3/16" = 1'-0"



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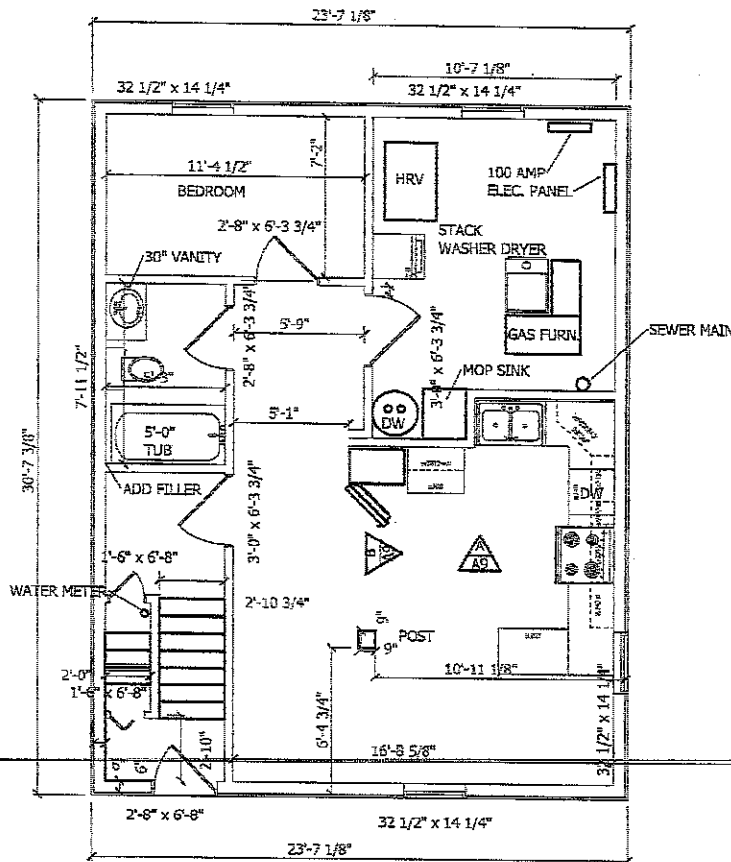
Box 1517, 9 Summers Rd.
 Red Lake, Ontario, P0V 2M0
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 Email: validusdrafting@gmail.com

#12 DEXTER RD. BALMERTOWN, ONT.
 RAHILL INVESTMENTS
 PRESIDENT-JOEL MARION
 6 RAHILL DRIVE
 BALMERTOWN, ONT.
 P0V 1C0

**PROPOSED MAIN FLOOR
PLAN CHANGES**

DATE JULY 8, 2024	JOB No.
DRN BY RW	CHECKED SHEET A4
SCALE 3/16" = 1'-0"	FILE MARION 2024

DATE	REVISION



**PROPOSED BASEMENT FLOOR
PLAN CHANGES**

SCALE: 3/16" = 1'-0"

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2. THE CONTRACTOR SHALL PRODUCE SHOP DRAWINGS FOR SPECIALIZED PROJECT ITEMS.
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RAHILL INVESTMENTS
PRESIDENT-JOEL MARION
6 RAHILL DRIVE
BALMERTOWN, ONT.
P0V 1C0

**PROPOSED BASEMENT
FLOOR PLAN CHANGES**

DATE JULY 8, 2024	JOB No.
DRN BY RW	CHEKED SHEET A6
SCALE 3/16" = 1'-0"	FILE MARION 2024

DATE	REVISION

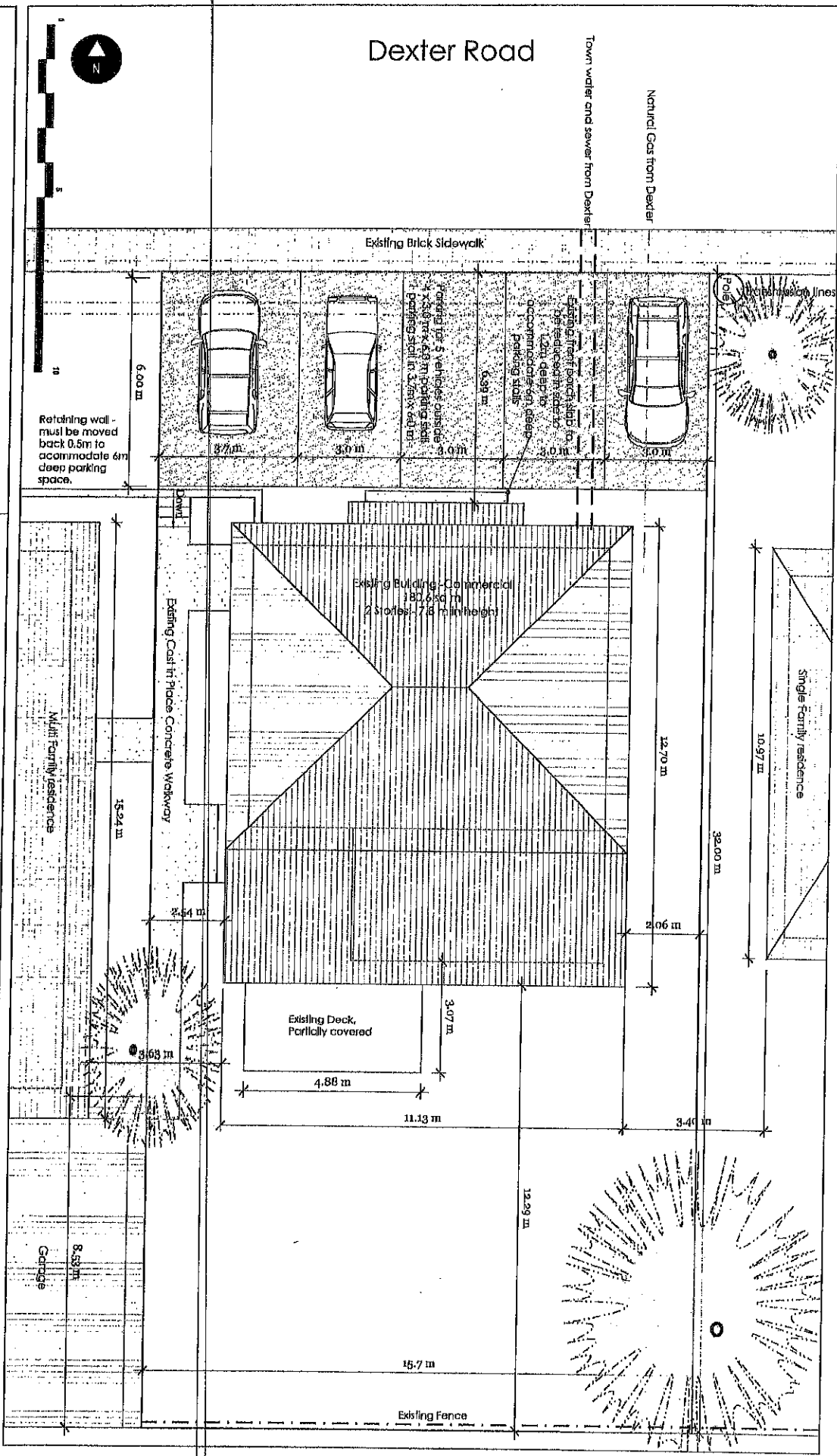
Site Plan

12 Dexter Road, Balmertown, ON

Scale 1:100

REVISIONS	
NO.	DATE
1	
2	
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8	
9	
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A 01





12 Dexter Rd.
Mun. Copy

FILE NUMBER
D14-24-05

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 Joel Marion o/o Rahill Investments		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 6 West Rahill Dr.	POSTAL BOX 704	STREET ADDRESS	POSTAL BOX
POSTAL / ZIP CODE POV 1C0	PROV. / STATE ON	POSTAL / ZIP CODE	PROV. / STATE
TELEPHONE 807 727 7252	TELEPHONE		
EMAIL joel.marion@hotmail.com	EMAIL		

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT?
NO

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES
NO

PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS
PLAN M304 LT 253 PCL 3015, Roll # 144000118600.0.

MPAC ROLL NUMBER 604144000118600 PIN 42012-0799

Street address and town site name
12 DEXTER ROAD, BALMERTOWN

DIMENSIONS OF SUBJECT LAND
Frontage (metres): 15.24 M Depth (metres): 32.00 M Area (hectares): 0.0487 Hectares

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

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN
Applying for official plan amendment. To change designation TR

ZONING WITHIN THE ZONING BY-LAW? HAS A SITE SPECIFIC ZONING BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?
Townsite Commercial with no parking required for commercial use.

DATE SUBJECT LAND WAS ACQUIRED ON:	July 22, 2024
ARE THE MINERAL RIGHTS CROWN OR PATENTED?	PATENTED
ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?	NO
IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?	NO

PROPOSAL INFORMATION:

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED
change from C1-P to R1	To permit multi-plex.

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

TYPE - Two storey	Front lot line setback: 6.0 M	Height in metres: 7.8 M
DATE CONSTRUCTED - 1960	Rear lot line setback: 12.29 M	Dimensions: 12.7 M x 11.13 M
	Side lot line setback: 2.06 M	Floor Area: 180.6 sqm
	Side lot line setback: 2.54 M	
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 -	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:

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

WATER ACCESS – Where access to the subject land is by water only: NO WATER ACCESS	
Docking facilities (specify)..... NO	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:
Office Spaces.	To the best of my knowledge since 2009 - 14 years.

PROPOSED USES of the subject land:
Residential Multiplex

POTABLE WATER is provided to the subject land by:	
<input checked="" type="checkbox"/> Publicly-owned/operated piped water system	<input type="checkbox"/> Lake or other water body
<input type="checkbox"/> Privately-owned/operated individual well	<input type="checkbox"/> Other means (specify)
<input type="checkbox"/> Privately-owned/operated communal well	

SEWAGE DISPOSAL is or will be provided to the subject land by:	
<input checked="" type="checkbox"/> Publicly-owned/operated sewage system	<input type="checkbox"/> Privy
<input type="checkbox"/> Privately-owned/operated individual septic system	<input type="checkbox"/> Other means (specify)
<input type="checkbox"/> Privately-owned/operated communal septic system	
<small>*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.</small>	
<small>*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.</small>	

STORM DRAINAGE is provided to the subject land by			
<input checked="" type="checkbox"/> Sewers	<input type="checkbox"/> Ditches	<input type="checkbox"/> Swales	<input type="checkbox"/> 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? <small>i.e. Pick-up, etc.</small>	
Grey Water: 340 L per day - drain	Food Waste: 5.1 Kg per day - garbage
Black Water: 68 L per day - drain	and composter

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

OTHER APPLICATIONS – if known, indicate if the subject land is or will be the subject of an application under the Act for:
<input type="checkbox"/> 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 D09-24-01 Status In Review

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?

NO

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: It was an Internet Highschool - so commercial use

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	<u>3- triplex</u>		

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

The proposal would be great as both neighbours are zoned "R". The area needs more rentals for people arriving to the area.

Is the proposed amendment consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? (The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at www.mah.gov.on.ca/Page215.aspx)

Yes

Land within the Municipality of Red Lake is designated under a Provincial Plan being the Northern Growth Plan that took effect in March 2011. Does this application conform or not conflict with the plan?

Yes.

Is there any other information that you think may be useful to the Municipality in reviewing this application for an amendment? If so, explain below or attach a separate page with this information.

SITE PLAN SKETCH:

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

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

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

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

Signature of 1st Owner or Signing Officer

Signature of Witness

Signature of 2nd Owner or Signing Officer

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Joel Manon of the Municipality of
Redlake in the Province of Ontario
(Province) (Municipality/ City)

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 Redlake
in the District of Kenora
This 21 day of August, 2024.

Christine Goulet
Commissioner for Taking Affidavits

[Signature]
1st Owner/ Signing officer/ Authorized Agent

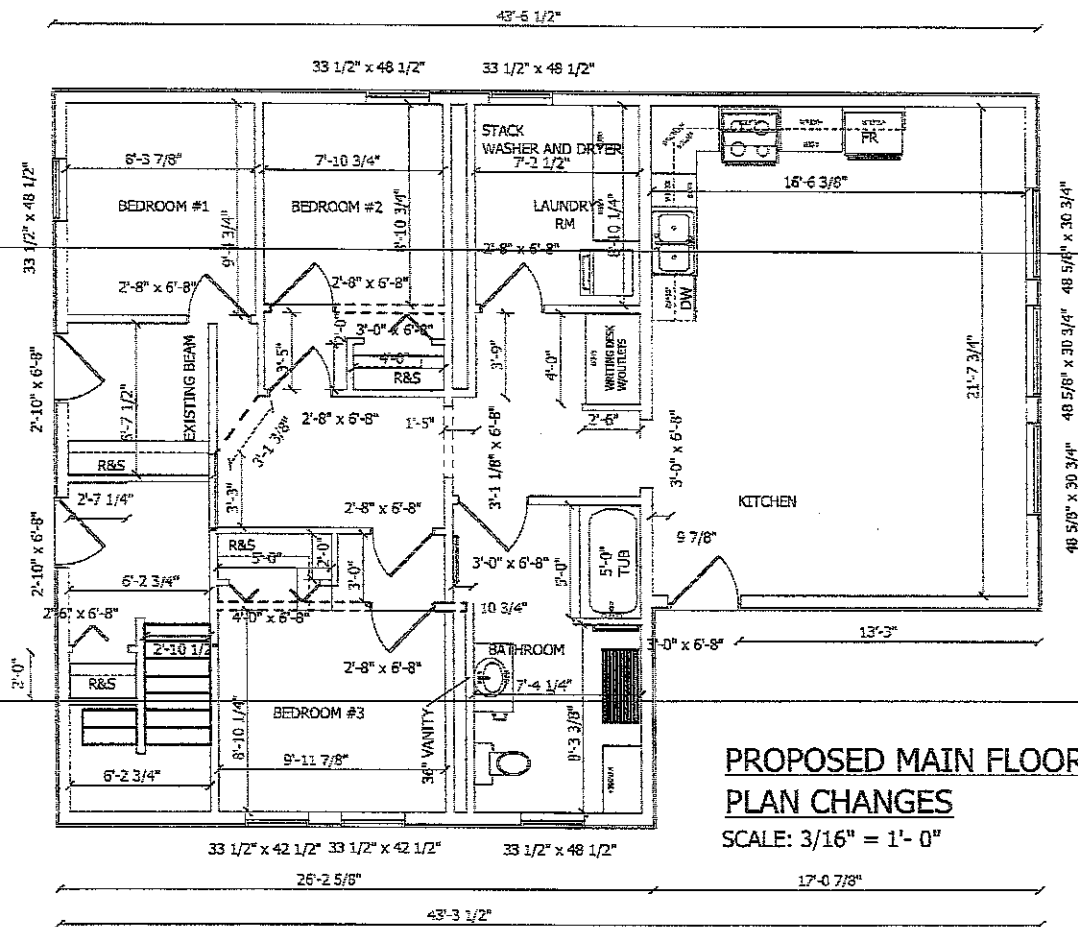
Affix commissioner stamp here:

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

2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: _____



GENERAL NOTES

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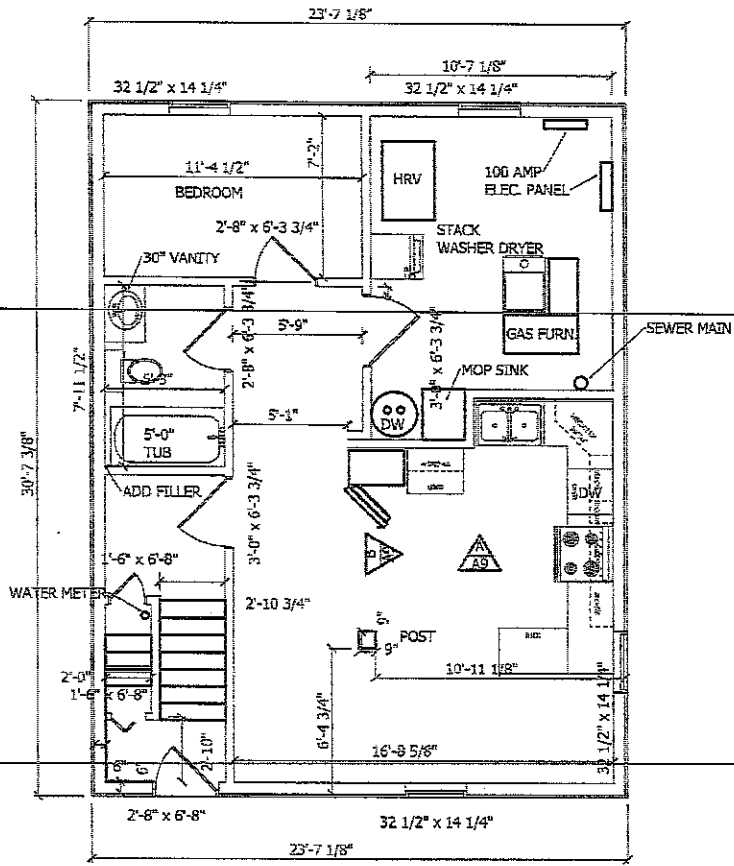
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PROPOSED MAIN FLOOR PLAN CHANGES

DATE	JOB No.
JULY 8, 2024	
DRN BY	CHECKED
RW	
SCALE	SHEET
3/16" = 1'-0"	A4
	FILE
	MARION 2024

DATE	REVISION



PROPOSED BASEMENT FLOOR PLAN CHANGES

SCALE: 3/16" = 1'- 0"

GENERAL NOTES

- DO NOT SCALE DRAWING.
- THE CONTRACTOR SHALL PRODUCE SHOP DRAWINGS FOR SPECIALIZED PROJECT ITEMS.
- ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY IN THE DRAWING IN WRITING TO RAHILL INVESTMENTS.

THIS DRAWING WAS PREPARED UNDER THE DIRECTION OF THE PRESIDENT, JOEL MARION.

THE PRESIDENT IS ACTING AS DESIGNER.

VALIDUS DOES NOT ASSUME RESPONSIBILITY FOR ITS USE REGARDING PROVINCIAL OR MUNICIPAL REGULATIONS.

VALIDUS
RESIDENTIAL
DRAFTING
& CONSTRUCTION

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RAHILL INVESTMENTS
PRESIDENT-JOEL MARION
6 RAHILL DRIVE
BALMERTOWN, ONT.
P0V 1C0

PROPOSED BASEMENT FLOOR PLAN CHANGES

DATE JULY 8, 2024	JOB No.
DRN BY RW	CHEKED SHEET A6
SCALE 3/16" = 1'- 0"	FILE MARION 2024

DATE	REVISION

Site Plan

12 Dexter Road, Balmerfrown, ON

Scale 1:100

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	

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