

# • Municipal Planning Services Ltd. •

## MEMORANDUM

**To:** Chairman and Members of PAC  
**Copy:** Ms. Michelle Hendry, CAO  
**From:** Chris Jones MCIP, RPP  
**Date:** April 09, 2026  
**Re:** Application for ZBA – 5 Church Street  
**File:** D14-26-01 (Orr)

## BACKGROUND

The Municipality is in receipt of an application for a zoning by-law amendment for lands described legally as Lot 122, Plan M-355. The lot is located at 5 – Church Street in the Red Lake townsite and has a road frontage of approximately 38 metres (124.7 feet) and a lot area of approximately 1,700 m<sup>2</sup> (18,299 ft<sup>2</sup>). The location of the applicant's lot is illustrated in Figure 1.

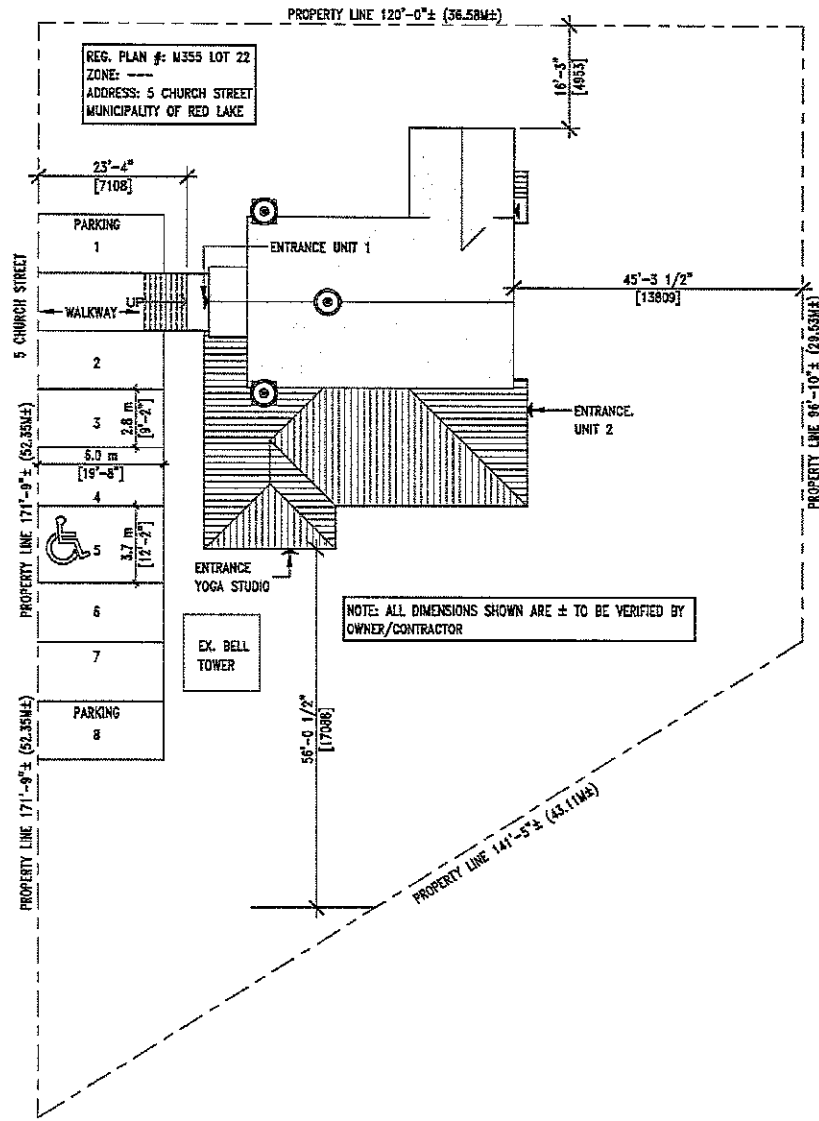
Figure 1 – Location of Subject Lands



The subject lands are occupied by the former Ukrainian Roman Catholic Church and are therefore currently zoned Institutional (I). The current owner has a conditional offer from a prospective purchaser whose intent is to repurpose the former church into a two-unit dwelling together with an accessory commercial space to be used as a wellness/yoga studio. According to the application the existing church has a ground floor area of 185.8 m<sup>2</sup> (2,000 ft<sup>2</sup>) and the property is also occupied by a former bell tower which has a floor area of 14.44 m<sup>2</sup> (155 ft<sup>2</sup>). The floor area of the proposed studio is 53 m<sup>2</sup> (570.5 ft<sup>2</sup>).

A site plan of the existing building is provided in Figure 2 and a floor plan of the main floor of the building is provided in Figure 3.

Figure 2 – Site Plan





## **SURROUNDING LAND USE**

The subject lands are located in the south-east area of the Red Lake township and are primarily surrounded by residential use.

## **PROVINCIAL PLANNING STATEMENT (PPS 2024)**

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

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

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

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

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

## **THE MUNICIPALITY OF RED LAKE OFFICIAL PLAN**

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

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

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

Section 4.1.3 of the Plan permits home occupations in the Township Residential designation subject to applicable zone regulations.

Section 4.1.5 indicates the new housing should provide opportunities for affordable housing as well as housing suitable for an aging population and persons with disabilities.

## ZONING BY-LAW

The subject lands are currently zoned Institutional (I).

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

- Boarding house
- Modular dwelling
- Multi-unit dwelling
- Semi-detached dwelling
- Single Detached dwelling
- Group home

It is noted that the zoning by-law defines a “multi-unit dwelling” as a building comprised of 2 or more dwelling units. Given that the proposed building proposed two dwelling units, the R1 Zone is potentially compliant with the permitted uses of the R1 Zone, subject to an exception to permit the studio.

The zoning by-law also defines a home occupation as a *“home based business whose activities are conducted entirely within a dwelling unit”*.

Section 3.15 of the Zoning By-law permits home occupations in the R1 Zone with one of the permissible categories of home-based business including, *“instructional services (examples: music lessons, dance, art, academic tutoring)”*.

Section 3.15 also provides regulation for home occupations with the following having applicable to the proposed application:

- Maximum floor area of 50 m<sup>2</sup> (505.9 m<sup>2</sup>);
- For home occupation providing instructional service the class size shall be limited to five (5) pupils at a time; and,
- The business shall be operated by the occupant of the dwelling.

**ANALYSIS**

In my opinion the subject land and building are suited to the proposed change of use to a 2-unit residential building together with an accessory commercial yoga/wellness studio. While it is unfortunate to see a historic and cultural building no longer utilized for its original purpose, it should be viewed as an opportunity that the building is capable of being repurposed for an appropriate and compatible land use in the community.

It is also noted that the proposed accessory studio is substantially compliant with the Municipality's regulations for home occupations with the exception of a minor deviation in the maximum floor area. The applicant should also confirm the typical class size they intend to accommodate in case an exemption is required from the maximum of 5 persons.

I believe the proposed zoning amendment is consistent with the Provincial Planning Statement and Red Lake Official Plan as it will result in the provision of affordable housing within the settlement area in a compatible manner.

**RECOMMENDATIONS**

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

**That** PAC receive the report from the Planner for Zoning By-law Amendment File D14-26-01 for lands located at 5-Church Street; and,

**That** PAC recommend that Council approve Zoning By-law Amendment File D-14-26-01 to rezone lands located at 5-Church Street from the Institutional (I) Zone to the Townsite Residential Density 1 Exception (R1-6) Zone.

Respectfully Submitted,



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Chris Jones MCIP, RPP



**NOTICE OF APPLICATION AND PUBLIC MEETING  
FOR ZONING BY-LAW AMENDMENT, FILE NUMBER D14-26-01**

Planning Act, R.S.O. 1990, as amended, Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

**TAKE NOTICE** that the Council of The Corporation of the Municipality of Red Lake has received complete application for a Zoning By-Law Amendment for lands described legally as Lot 122, Plan M-355 located at 5 Church Street and shown on the attached key map.

**DATE AND TIME OF PUBLIC MEETING:** The original meeting was scheduled for April 14th, 2026 at 5:00 p.m. but was postponed to May 12th, 2026 at 5:00 p.m.

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

**CURRENT ZONE AND PROPERTY DESCRIPTION:** The subject property is currently located in the Institutional (I) Zone and is currently occupied by a former church.

**PURPOSE AND EFFECT OF THE APPLICATION:** The purpose of the application is to amend the Zoning By-law to allow the subject lands and building (a former church) to be renovated and converted into a two-unit dwelling and an accessory yoga studio.

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

**ADDITIONAL INFORMATION** about this application, including building and floor plans, is available for public inspection during regular office hours at the address shown below.

**TAKE NOTICE** that a public meeting for the proposed Zoning By-Law Amendment will be heard by the Planning Advisory Committee (PAC) of The Corporation of the Municipality of Red Lake on the date, and at the time identified in this notice and will refer to a recommendation to Council with respect to the application. The Council of the Municipality of Red Lake will consider a decision regarding the application at their regular meeting following this public meeting.

**PUBLIC MEETING:** You are entitled to attend this public meeting in person to provide comments or ask questions about the application. If you wish to submit written comments on the application, they may be forwarded to the Clerk of The Corporation of the Municipality of Red Lake at the address below.

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

- a) The specified person or public body is not entitled to appeal the decision of the Council of The Corporation of the Municipality of Red Lake to the Ontario Land Tribunal.
- b) The specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of the Zoning By-Law Amendment may be made by any specified person or public body not later than 20 days after notice of the decision is given.

**NOTICE OF DECISION:** If you wish to be notified of the decision of the Council of The Corporation of the Municipality of Red Lake in respect of the application for Zoning By-Law Amendment, you must make a written request to the Council of The Corporation of the Municipality of Red Lake at 2 Fifth Street, Balmertown, P.O. Box 1000, Balmertown, ON. P0V 1C0.

**KEY MAP OF LANDS SUBJECT TO PUBLIC MEETING (5 Church Street):**



 Subject Lands

*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 by phone at (807) 735-2096 or by email at [shawna.gauthier@redlake.ca](mailto:shawna.gauthier@redlake.ca).**

**Mailing Date of this Notice – April 17, 2026.**



FILE NUMBER  
D14-26-01

# 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 Kyrsten Procyk Orr		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS 24 Westerund, Red Lake	POSTAL BOX PO 1100	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE P0V2M0	PROV./ STATE ON	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE 807-728-3169		TELEPHONE	
EMAIL Kyrstenprocyk@gmail.com		EMAIL	

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

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES  
BEACON FINANCING INC. SUITE 204 - 301 FIRST AVENUE SOUTH  
KENORA, ONTARIO P9N 1W2

**PROPERTY INFORMATION**

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

5 Church Street, Red Lake Ontario. LOT 122 PLAN M355  
Street address and town site name

DIMENSIONS OF SUBJECT LAND  
Frontage (metres): 52.35      Depth (metres): 38.1      Area (hectares): 0.17

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

OFFICIAL PLAN SECTION 4.1 -- the land use designation within the official plan would be Townsite Residential

Area (see Schedule A1 (Official Plan)). No other specific designation has been applied. The land uses permitted are residential.  
Our proposal with this zoning amendment is the inclusion of light commercial.

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN

Currently, the property is already being used for light commercial activity (yoga, dance, wellness). The proposal confirms with the plan that the major activity on the property will remain residential, with the addition of light commercial activities.

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

The current zoning is I (institutional), which makes use, sale, and financing of the property very challenging. Hence, we are looking for a rezoning. A buyer has been found, who will purchase the property on the condition that it can be rezoning to residential/commercial.

DATE SUBJECT LAND WAS ACQUIRED ON: 2023/03/10
ARE THE MINERAL RIGHTS CROWN OR PATENTED? Crown
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?

**PROPOSAL INFORMATION:**

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED
two (2) residential units and one (1) commercial unit, contained in the main existing structure.	Please see attached paper (1)

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

TYPE - Main Buidlig	Front lot line setback: 7.01	Height in metres: 8.53
DATE CONSTRUCTED 1951	Rear lot line setback: 13.71	Dimensions: 16.15x14.63
	Side lot line setback: 4.87	Floor Area: 185.80m2
	Side lot line setback: 17.06	
TYPE - Bell Tower	Front lot line setback: 6.4	Height in metres: 6.70
DATE CONSTRUCTED 1970's	Rear lot line setback: 18.2	Dimensions: 3.81x3.81
	Side lot line setback: 9.0	Floor Area: 14.44m2
	Side lot line setback: 21.3	

**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:

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:
Dance and Yoga Studio	3 Years
UKRAINIAN CHURCH	50+ years

**PROPOSED USES** of the subject land:

two (2) residential units and one (1) commercial unit, contained in the main existing structure.

**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.

Please see attached paper (2)

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

Please see attached paper (3)

**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: Church ST Plan M355 Pt BLK C RP 23R3303 PART 1 & Church ST Plan M355 Pt BLK C RP 23R3303 PART 2

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	2	Upper (Owner Occupied - 113.5sqm Lower - 50sqm	

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

Surrounding the property is homes and a few businesses. I believe by changing 5 church street to residential/commercial will be an added bonus and fit right in with the existing land 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?

The application is conform with the Northern Growth Plan, and does not conflict with it.

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.

Please see attached paper (4)

#### 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.

Kyrtan Procyk  
Signature of 1<sup>st</sup> Owner or Signing Officer

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

CG  
RL

Daniel Orr  
Signature of Witness

February 24, 2026  
Date

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

I/We, Kyrtan Orr of the Municipality of  
Red Lake in the Province of Ontario  
(Municipality/ City)  
(Province)

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

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

in the District of Kenora

This 25 day of Feb, 2026.

Christine Goulet  
Commissioner for Taking Affidavits

Kyrtan Orr  
1<sup>st</sup> 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.**

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

*This section for Red Lake Municipal office use only:*  
Date complete application received: \_\_\_\_\_

**1. Proposal Information - Reason Why Rezoning Is Requested**

The current zoning of the property at 5 Church St. as Institutional prevents accommodation and light commercial activity to take place on the property and included building. We are requesting rezoning to convert two of the spaces into residential units, and use one space as a commercial space (wellness, yoga, dance). For details on interior renovations and design, please confer with RSM Consulting regarding available drawings, or reach out to the potential buyers directly.

**2. Waste Disposal**

Waste disposal will not exceed expectations of normal household usage. The proposed residential units will be single occupancy (lower) and double occupancy (upper). Waste management via municipal pick-up is intended. For the commercial space, very little waste accumulation is anticipated, as it is not a place of producing commercial activity. Waste management through municipal pick-up is preferred.

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

To the contrary, the proposed amendment will likely add employment and commercial activity to the area, such as opportunities for passionate residents to teach yoga, wellness, or dance classes.

**4. 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 property at 5 Church St., Red Lake, has a very unique structure on it: an old Ukrainian Catholic Church. Visible from much of Red Lake, the building and property has a lot of potential. It is the intention of the purchasers of the property to use the commercial space as a community hub for positive body movement and exercise, benefitting all residents of Red Lake and surroundings. We truly deserve this zoning amendment to be vital for Red Lake, as with its current zoning, the property does not hold much value for the community. Turning this building into two (2) residential units and using a separate space for yoga, wellness, and dance activities, would enhance the value of the property and the particular part of Red Lake.

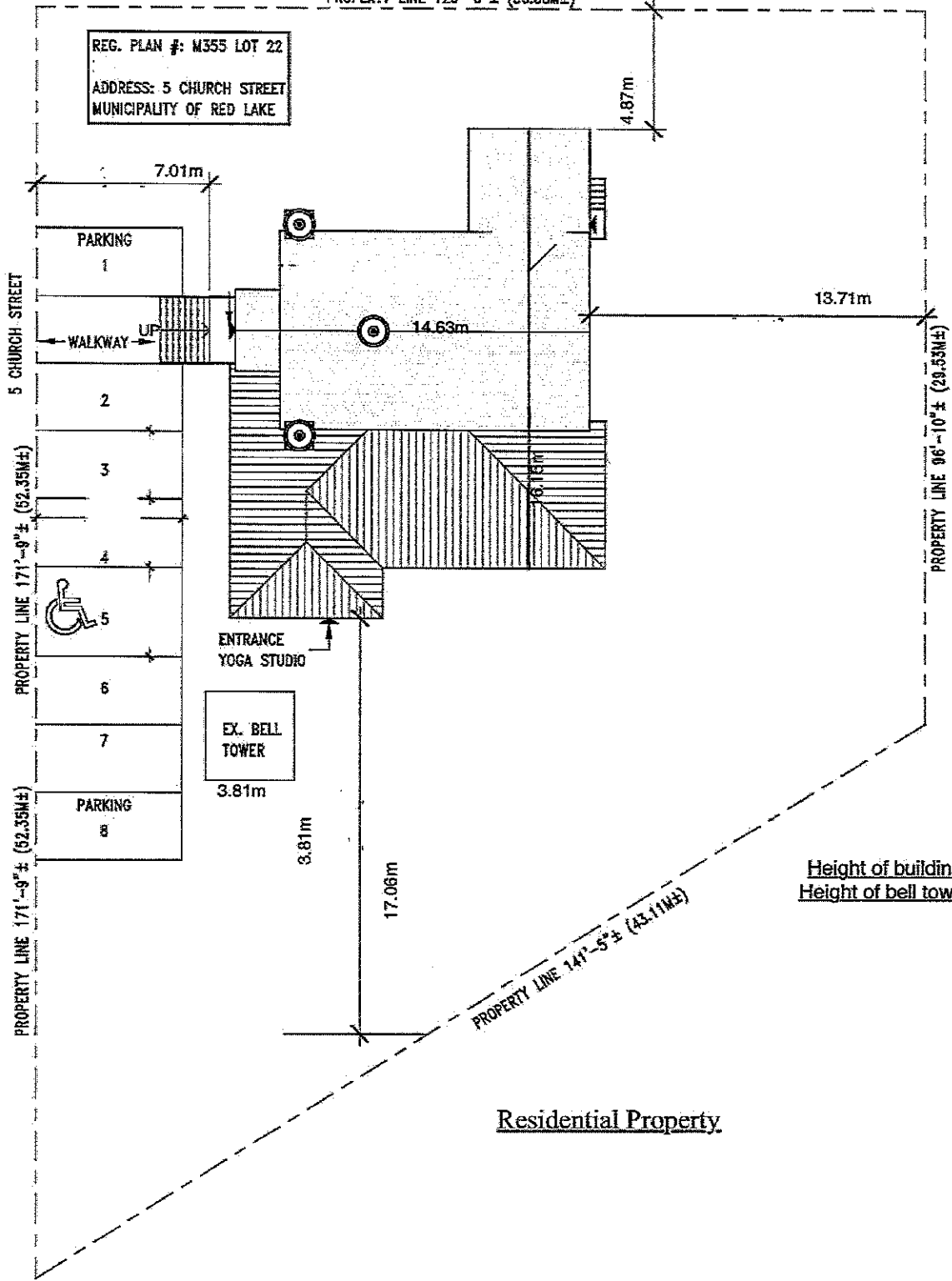


Residential Property

PROPERTY LINE 120'-0"± (36.58M±)

REG. PLAN #: M355 LOT 22  
ADDRESS: 5 CHURCH STREET  
MUNICIPALITY OF RED LAKE

Church Street (road)



Vacant Lot

Height of building 8.53m  
Height of bell tower 6.70m

Residential Property

**Ministry of Transportation**  
Northwestern Region  
615 South James Street  
2<sup>nd</sup> Floor  
Thunder Bay ON P7E 6P6  
Tel: 807-220-6386  
Fax: 807-473-2166  
Email: [jeff.cook2@ontario.ca](mailto:jeff.cook2@ontario.ca)

**Ministère des Transports**  
Région du Nord-Ouest  
615, rue James Sud  
2<sup>e</sup> étage  
Thunder Bay ON P7E 6P6  
Tél: 807-220-6386  
Télé: 807-473-2166  
Email: [jeff.cook2@ontario.ca](mailto:jeff.cook2@ontario.ca)



April 27, 2026

Emailed To [shawna.gauthier@redlake.ca](mailto:shawna.gauthier@redlake.ca)

Town of Red Lake  
2 Fifth Street  
Red Lake On.  
Attention: Shawna Gauthier  
Executive Assistant & Planning Coordinator

**Re: Zoning By-Law Amendment, File No. D14-26-01**

Owner/Applicant: Town of Red Lake.

Subject Property: PIN# 420090338; Legally Described as PCL 3826 SEC DPF; LT 122 PL M355

Location: 5 Church St. Red Lake

The purpose of the zoning bylaw amendment is for the Municipality to allow an existing building (a church) to be renovated and converted into a two-unit dwelling and an accessory yoga studio on the subject property.


The Ministry has no objection to the proposed plans providing the proponent has applied for permits from MTO for the development of the subject property. Permit applications required from MTO will include, Building and Land Use and Sign permits if any signage will be seen from the Highway.

From the authority given by the Public Transportation and Highway Improvement Act (PTHIA), requires Permits be obtained for any sign within 400 metres of the Highway property line as well as MTO Building and Land Use permits for any development/construction occurring within 45 metres of the property limit of Hwy 11 and within 180 metres of the centre point of the highway and a public sideroad intersection. The permit requirement is for construction/installation/alteration of any, structures above or below ground, fences, grading of land or drainage alteration.

All permits are required prior to any development/construction taking place. MTO permits are in addition to the Municipal building permit requirements. On-line permit applications can be found on the ministry web site at [www.hcms.mto.gov.on.ca](http://www.hcms.mto.gov.on.ca). Other permit requirements and information property owners should be aware of if their land is the vicinity of a highway can be found at <https://www.hcms.mto.gov.on.ca> . If additional information or assistance with the application process is required, please contact Matt Watts, Corridor Management Officer, email [Matthew.Watts@ontario.ca](mailto:Matthew.Watts@ontario.ca)

The comments made in this letter may no longer be valid if this minor variance process is not completed within two years. After two years, this consent application or a new application will have to be reviewed and commented on anew. Please provide a copy of this letter to the Owner/Applicant. Please provide MTO with a copy of the decision when available. Should you have any questions, please do not hesitate to contact me at your convenience.

Respectfully,



Jeff Cook  
Digitally signed  
by Jeff Cook  
Date:  
2026.04.27  
11:21:12 -05'00'

Jeff Cook  
Corridor Management Planner

c. Matthew Watts Corridor Management Officer, Corridor Management, MTO

Laura Tyliszczak & Mick Kunze

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

The Clerk of the Corporation of the Municipality of Red Lake  
Planning Advisory Committee  
Council of the Corporation of the Municipality of Red Lake  
2 Fifth Street, P.O. Box 1000  
Balmertown, ON  
P0V 1C0

**RE: NOTICE OF APPLICATION AND PUBLIC MEETING FOR ZONING BY-LAW  
AMENDMENT, FILE NUMBER D14-26-01 – 5 Church Street, Red Lake**

Dear Clerk of the Corporation of the Municipality of Red Lake, Planning Advisory Committee,  
and Council of the Corporation of the Municipality of Red Lake,

Please accept this letter as our comments regarding the above rezoning application. As the potential purchasers of the subject lands and the building at 5 Church Street, Red Lake, we wanted to share with you in more detail our intentions and the purpose of requesting a rezoning change.

As background, we moved to Red Lake in early 2025. After having called London, Ontario, home for the past decade or so, we decided to leave behind many of our roots to seek out new opportunities. Very quickly, it became apparent that we made the right choice. We fell in love with Red Lake—its people, its nature, and its overall character. We knew, almost at an instant, that Red Lake would become our home.

It is with this background, that we started endeavouring on looking for property for purchase. One of the first properties we were introduced to was located at 5 Church Street. Again, immediately, we knew that the existing building and its surrounding lands were exactly what we were looking for.

5 Church Street is very unique, and carries with it a lot of history and memories. Over the past eight months, since we were first shown the property, we met many people who have fond memories of the property, and who emphasized to us the sense of community inspired

by what took place in the building in the past. It was this feedback, alongside our deep desire to offer something new and unique to Red Lake, that we pursued a Change-of-Use permit and, now, are endorsing the rezoning application of the subject lands and building.

As stated in the notice of application and public meeting, our intention is to renovate and convert the building into a two-unit dwelling and a yoga/wellness studio. As most residents of Red Lake are aware, housing stock is very limited within our Municipality. Converting part of the existing building into dwellings is our modest attempt to use that which already exists and support the growing population of Red Lake and surroundings, while retaining the character of the area—i.e., keeping the existing building as is, structurally.

The other major factor for us in pursuing the purchase of the property is to continue and further develop the existing space as a yoga and wellness studio. We endeavour to create a space that offers something unique to the residents of Red Lake and surroundings: a safe space that fosters community through yoga, wellness, and movement-inspired healing. Current offerings in positive body movement are limited within our region, and we are hoping, through our registered yoga and wellness business, to expand the offerings available for wellness within our area.

From our perspective, there exist no negative impacts associated with the proposed zoning by-law amendment on our community. To the contrary, as we have noted above, we aspire to bring to the community additional housing units, as well as a business which will serve the overall well-being of the community, all whilst we are committed to preserve the unique building that is part of the subject lands.

Thank you for your time in reading this submission, as well as for your diligence in reviewing the zoning by-law amendment application, as well as the Change-of-Use application submitted via RSM Consulting. Should you or any community members have any questions, we encourage you to reach out to us directly via email or phone.

In Gratitude,

Laura & Mick



# THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

**DRAFT BY-LAW No. XX-2026**

**BEING A BY-LAW TO AMEND BY-LAW NO. 1930-14  
WHICH REGULATES THE USE OF LAND AND LOCATION OF BUILDINGS, AND  
STRUCTURES IN THE MUNICIPALITY OF RED LAKE**

**WHEREAS** the Municipality is in receipt of an application for an implementing zoning by-law amendment and has administered a public meeting in accordance with the Planning Act, R.S.O. 1990; and,

**WHEREAS** the proposed zoning by-law amendment conforms with the Municipality's Official Plan as approved; and,

**WHEREAS** Council deems it advisable to amend By-Law No. 1930-14 in accordance within the provisions of Section 34 of the Planning Act, Chapter P13, R.S.O. 1990;

**NOW THEREFORE** the Council of The Corporation of the Municipality of Red Lake hereby **ENACTS AS FOLLOWS:**

1. That Zoning By-Law No. 1930-14 as amended, is hereby further amended by rezoning lands described legally as Lot 122, Plan M-355 from the Institutional (I) Zone to the Townsite Residential Density 1 Exception (R1-6) Zone as shown on Schedule A-1 attached hereto and forming part of this By-law.
2. And furthermore, Section 5.5 to By-law No. 1930-14 as amended, is hereby further amended by adding the following new sub-section after the R1-5 Zone Exception:

***R1-6 Zone Exception: 5 Church Street***

*On lands located at 5 Church Street and described legally as Lot 122, Plan M-355 the only permitted use shall be a multi-unit dwelling containing a maximum of two dwelling units.*

*Furthermore, notwithstanding sub-section 3.15 c), iv) and vii) in the R1-6 Zone, an accessory home occupation shall be permitted use in the form of a yoga/dance studio subject to the following regulations:*

- |                               |          |
|-------------------------------|----------|
| a) Maximum Floor Area:        | 53 sq. m |
| b) Maximum Number of Clients: | xx       |

*Furthermore, in the R1-6 Zone the maximum number of on-site parking spaces shall be 8, which shall be located in the front yard.*

In all other respects the provisions of By-Law 1930-14 shall continue to apply.

**THAT** this By-Law shall come into force and take effect upon the final passing thereof.

**READ a FIRST and SECOND TIME** this xx<sup>th</sup> day of May, 2026.

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Fred Mota, Mayor

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Christine Goulet, Clerk

**READ a THIRD TIME and FINALLY PASSED** this xx<sup>th</sup> day of May, 2026.

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Fred Mota, Mayor

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Christine Goulet, Clerk