



**The Corporation of the Municipality of Red Lake
COMMITTEE OF ADJUSTMENT HEARING**

**MINUTES OF A SPECIAL COMMITTEE OF ADJUSTMENT PUBLIC HEARING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON 18 OCTOBER 2022**

Present:	Gary Ripley	Chair
	Brenda Cooke	Member
	Allistair McRae	Member
Absent:	Enid Carlson	Member
	Paul Damsma	Member
	Jerrett Landry	Member (with regrets)
Staff:	Mark Vermette	CAO/Secretary-Treasurer
	Kristina Grondin	Planning Coordinator

1. CALL TO ORDER:

- 1.1 The Hearing was called to order at 5:27 p.m.
- 1.2 Land Acknowledgement Statement.

We, the Municipality of Red Lake acknowledge that our foundation and the spaces in which we live and maintain are on the lands of the Anishinaapek of Red Lake; the traditional lands of Lac Seul and Wabauskang First Nations, and Treaty 3 territory. As we are all Treaty people, we will continue to cherish or reciprocity of all our relationships on these sacred Lands and Water.

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

- (a) For the agenda for this meeting – None disclosed.
- (b) For minutes of a meeting at which a member was not in attendance - None disclosed.

3. COMMITTEE OF ADJUSTMENT PUBLIC HEARINGS:

- 3.1 Application for Minor Variance; PCL 7717, SEC DPF SRO; Part Mining Claim K1415 (Recorded as KRL 10514)Heyson Part 1, Plan 23R-10871 (Highway 105, Red Lake) – Tikinagan.

The Chair advised that the public hearing was being held regarding an application for Minor Variance (D13-22-02): Highway 105, Red Lake - Tikinagan. He noted that any person may express his or her views on the proposed application, and a record will be kept of all concerns.

The Planning Coordinator read out the report produced by Chris Jones, MCIP, RPP. The report advised that the applicant is requesting relief from certain regulations of the Red Lake Zoning By-Law in order to facilitate the proposed construction of a new administration building. The property is 2.12

hectares with a frontage of 121.7 metres on Highway 105 and currently vacant. The proposed construction was outlined in the report and was noted that although the site has frontage on Highway 105, access will not be from Highway 105. Instead, access will be from a service road from Hughes Crescent to the site. In order to construct the building the applicant requires relief from the following Sections:

- Section 12.2 which requires a minimum frontage of 30 metres for lots in the Highway Commercial zone. Given that the Zoning By-Law defines frontage as being the lot line from which access is gained, the front lot line will be the new service road which is only 20 metres in width and therefore deficient by 10 metres.
- Section 3.2c) which does not allow accessory buildings to be constructed in the front yard. In this case the proposed storage garage would be located in the front yard.
- Section 3.29a) requires any parcel to be utilized in accordance with the By-Law to have frontage on a street which is opened and maintained by the Municipality. At this time, it is understood the proposed new service road is under construction. The variance would provide interim relief from this regulation.

The report stated that the variance is in keeping with the intent of the Highway Commercial policies of the Official Plan. The nature of the relief sought through the proposed variance to be in keeping with and will not offend or detract from the intent of the Zoning By-Law. The variance is minor given that the proposed accessory building is not obtrusive and will not be out of character and that the relief required to address the frontage requirements likely represent overall design benefits in terms of controlling or minimizing direct access to Highway 105.

The report recommended a condition that the applicant enter into a site plan agreement with the Municipality prior to issuance of a building permit.

Application for Minor Variance (D13-22-02)
Moved by Alistair McRae
Seconded by Brenda Cooke
Decision: Approved

4. MINUTES OF PREVIOUS MEETING:

None at this time.

5. UNFINISHED BUSINESS:

None at this time.

6. NEW BUSINESS:

None at this time.

7. **CLOSED MEETING:**

None at this time.

8. **NEXT MEETING:**

None at this time.

9. **ADJOURNMENT:**

It was:

Moved by Brenda Cooke

Seconded by Allistair McRae

(COA-05-22)

RESOLVED that the Committee of Adjustment hereby adjourns from a Special Meeting held October 18th, 2022, at 5:43 p.m.

CARRIED

Gary Ripley, Chair

Mark Vermette, Secretary-Treasurer