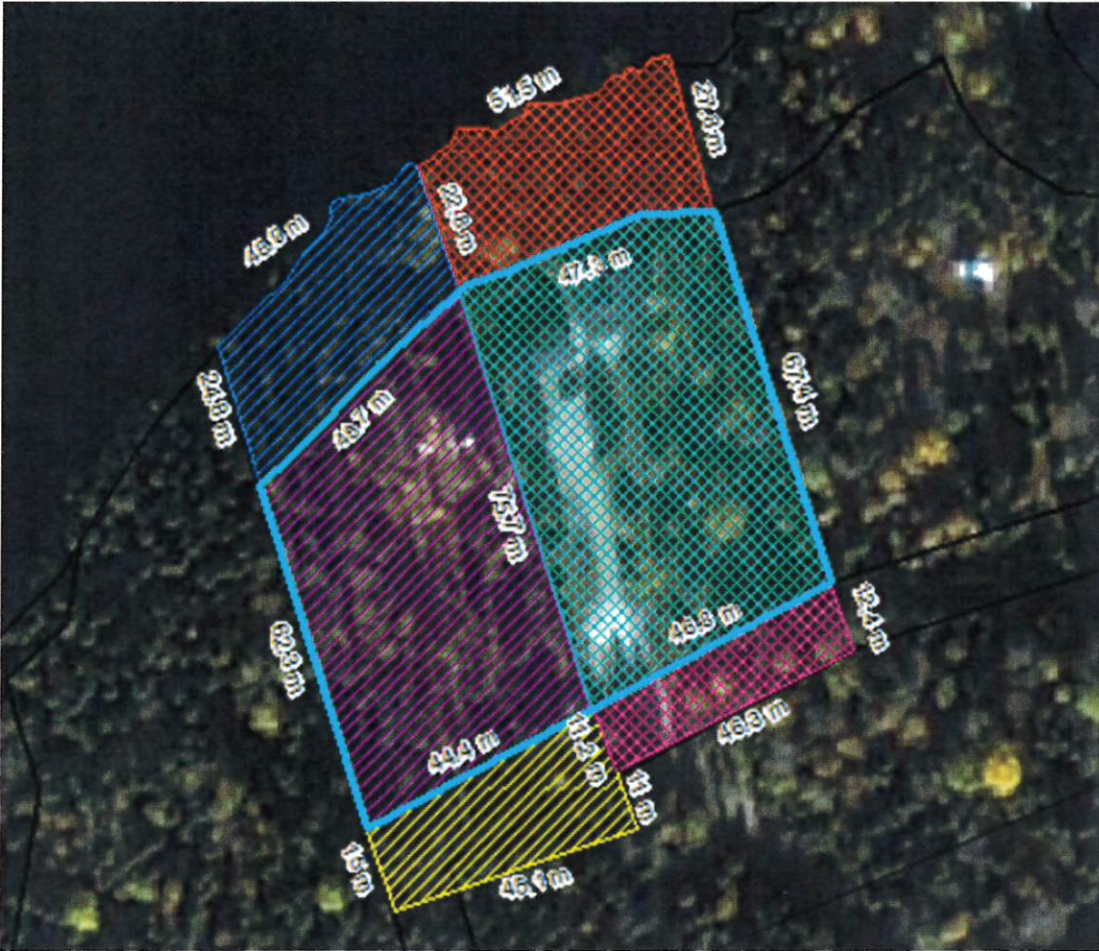




Figure 2 - Severed and retained Lots, Crown Shoreline Reserve, Lot Additions



There is a 66 foot Crown Shoreline Reserve between the subject lands and the water. To increase the size of the proposed lots the applicants are currently in the process of purchasing the Crown Shoreline Reserve and Municipal property at the rear of the subject land. The amount of property at the rear of the subject land is limited as there is an easement to provide access to 57 Waterfront Road.

**3. Ministry of Natural Resources (MNR)**

The applicants provided a copy of a letter from MNR stating they are prepared to proceed with the proposed disposition of the Crown Shoreline Reserve. Notice of the Consent Application was forwarded to the MNR and no additional comments were received.

**4. Northwestern Heath Unit (NWHU)**

The NWHU completed an inspection of the subject land and provided a Consent Report which states that there is adequate space for a septic system to be installed/replaced when needed.

## **5. Provincial Planning Statement (2024)**

The application is generally consistent with the Provincial Planning Statement as it will accommodate the lot creation for a residential use in a rural residential area.

## **6. Planning Act**

Section 51(24) of the Planning Act establishes criteria to be considered in reviewing and making a decision regarding lot creation. The criteria includes, but not limited to:

- Conformity with the Official Plan;
- Suitability of the land for which it is to be subdivided;
- Dimension and shape of the proposed lots; and
- Restrictions or proposed restrictions, if any, of the land proposed to be subdivided.

## **7. Official Plan**

The subject land is designated Rural Residential, which is intended to accommodate residential uses. The Plan requires a minimum lot size, being 1 hectare with a minimum frontage of 45 metres. The policy indicates that smaller lot size may be permitted where water quality and quantity is confirmed. The Plan also indicates that lot creation should be subject to agency review and consultation and any new lot shall abut a year round maintained public road.

## **8. Zoning By-Law**

The subject land is zoned Rural Residential (R4). The R4 zone requires a minimum area of 0.8 hectares and where a lot fronts both a navigable waterway and municipal street, shall have a minimum frontage of 45 metres, and 11 metres respectively.

## **9. Notice and Circulation**

Notice of the application was posted at the Municipal Office; posted on the Municipal website, mailed to property owners within 60 metres of the subject location; distributed to appropriate Municipal Department Heads, and Ministry of Natural Resources. A copy of the notice is attached.

No comments were received as of November 11<sup>th</sup>, 2024.

## **10. Analysis and Conclusion**

### Official Plan

In regards to the Official Plan, the proposed severance complies with the number of lots to be created by a consent. The proposed lots meet the requirement of access from a publicly maintained road. In regard to the water quality and quantity, both lots will be serviced by water drawn from Red Lake. There are no capacity concerns on Red Lake.

## Zoning By-Law

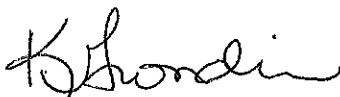
The proposed lots will not meet the minimum lot size requirements of the R4 zone and will require a Zoning By-Law Amendment to recognize the size of the resultant lot areas.

In evaluating the Application for Consent it is important to consider the intended use of the lands, and whether there is further development potential of the lands.

Should the Committee find the application viable, the following conditions are recommended:

1. All conditions must be fulfilled within two years of the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. Section 53(41), the Planning Act, R.S.O. 1990.
2. That the parcels of land to be severed and retained, be appropriately described on a reference plan and a draft R-plan be provided to the Secretary-Treasurer for review prior to registration.
3. That the Secretary-Treasurer be provided with the Transfer/Documents in Preparation forms and advised of how the conditions have been satisfied.
4. That a Zoning By-Law Amendment be completed to recognize the resultant lot areas.
5. That payment of parkland conveyance fees are paid to the Municipality of Red Lake in accordance with the provisions of the Planning Act and Municipal By-Laws/or Policies.

Please refer to the draft decision for precise wording and conditions.



Kristina Grondin  
Planning Coordinator

### Attachments:

- Notice
- Complete Application for Consent
- Draft Decision



## NOTICE OF APPLICATION AND PUBLIC MEETING FOR A CONSENT TO SEVER, FILE NUMBER D10-24-04

**TAKE NOTICE** that the Council of The Corporation of the Municipality of Red Lake has received a complete application for the Consent to Sever described as follows:

### **LOCATION OF PROPERTY:**

49 Waterfront Road, Red Lake, refer to the location sketch below.

### **PROPERTY DESCRIPTION:**

The subject property is designated Rural Residential and zoned Rural Residential (R4). The property is developed with a single detached dwelling.

### **PURPOSE AND EFFECT OF APPLICATION:**

To receive Planning Act Consent to sever property, having the effect of creating one (1) new lot and one (1) retained lot.



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

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

**TAKE NOTICE** that the application under the above file number will be heard by the Committee of Adjustment 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 this application. If you are aware of any person interested in or affected by this 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 this application, they may be forwarded to the Secretary of the committee at the address below.

**FAILURE TO MAKE WRITTEN SUBMISSION:** If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at the address shown below.

**DATE AND TIME OF PUBLIC MEETING:** Tuesday, November 12<sup>th</sup>, 2024, at 5:00 p.m.

**PUBLIC MEETING PLACE AND ADDRESS:** Council Chambers of the Municipal Office, at 2 Fifth Street, Balmertown.

**MAILING ADDRESS:** Committee of Adjustment, P.O. Box 1000, Balmertown, ON, P0V 1C0

**If you have any questions further to the application or planning process, please contact the Planning Department at (807) 735-2096 or by email at [kristina.grondin@redlake.ca](mailto:kristina.grondin@redlake.ca)**

Planning Department  
 Corporation of the Municipality of Red Lake  
 2 Fifth Street  
 P.O. Box 1000, Balmertown, ON P0V 1C0  
 Phone: (807) 735-2096 ext. 236  
 Fax: (807) 735-2286

Email: [planning@red-lake.com](mailto:planning@red-lake.com)



## MUNICIPALITY OF RED LAKE APPLICATION FOR CONSENT

Planning Act, R.S.O. 1990, c. P.13, s.53, O. Reg. 197/96, Schedule

FILE NUMBER  
 D10-24-04

APPLICATION FEE ENCLOSED – \$600 FOR EACH SEVERED LOT

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.

<b>NAME OF OWNER</b>		<b>NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)</b>	
Randy and Kathy Crampton			
<b>ADDRESS</b>	<b>POSTAL BOX</b>	<b>STREET ADDRESS</b>	<b>POSTAL BOX</b>
49 Waterfront Rd    Red Lake	6		
<b>POSTAL/ ZIP CODE</b>	<b>PROV./ STATE</b>	<b>POSTAL/ ZIP CODE</b>	<b>PROV./ STATE</b>
P0V 2M0	ON		
<b>TELEPHONE</b>		<b>TELEPHONE</b>	
807-727-2088 (H) 727-0242 (C)			
<b>EMAIL</b>		<b>EMAIL</b>	
crampy@sympatico.ca			

**PROPERTY INFORMATION:**

<b>LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS</b> Parcel 5027 & 5028 District of Kenora (Patricia Portion) Mining Claim KRL-743, Part 5 & 6 on
Plan 23R-3259
<b>STREET ADDRESS AND TOWN SITE NAME</b> 49 Waterfront Rd    Red Lake

<b>DIMENSIONS OF SUBJECT LAND</b>	
Frontage (metres): 94.710	Depth (metres): 85.715 m
Area (hectares): 0.645 plus shoreline reserve and purchase of municipal property for a total of 0.992 ha. <sup>1</sup>	

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

Rural Residential

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

Rural Residential R4

DATE SUBJECT LAND WAS ACQUIRED ON: August 29, 1996

ARE THE MINERAL RIGHTS CROWN OR 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? Currently the frontage is crown land but we are in the process of purchasing the shoreline reserve

WHAT IS THE EXISTING USE OF THE PROPERTY? WHAT IS THE LENGTH OF TIME THIS USE HAS OCCURRED?

Residential usage

EXISTING USE OF ABUTTING PROPERTIES

Recreational Residential to the east, and currently vacant land to the west

PROPOSAL INFORMATION:

WHAT IS THE TYPE AND PURPOSE OF THE PROPOSED TRANSACTION? (FOR EXAMPLE, A TRANSFER FOR THE CREATION OF A NEW LOT, A LOT ADDITION, AN EASEMENT, A CHARGE, A LEASE OR A CORRECTION OF TITLE).

Transfer for the creation of a new lot, sevre current lot into 2 parcels as it was originally surveyed. For residential use.

IF KNOWN, WHAT IS THE NAME OF THE PERSON(S), OR CORPORATION TO WHOM THE LAND OR AN INTEREST IN THE LAND IS TO BE TRANSFERRED, CHARGED OR LEASED?

Unknown at this time.

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, RESTRICTIVE COVENANT, MORTGAGE, OR EASEMENT? PLEASE PROVIDE A DESCRIPTION OF EACH AND ITS EFFECT:

No

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES:

DESCRIPTION OF LAND INTENDED TO BE SEVERED (PROPOSED LOT(S)), AND LAND INTENDED TO BE RETAINED:

NUMBER OF NEW LOTS PROPOSED NOT INCLUDING ONE RETAINED (MAXIMUM OF TWO NEW LOTS PERMITTED): \_\_\_\_\_ 1



1. PROPOSED LOT NUMBER ONE:

FRONTAGE 45.874 METRES      DEPTH 62.496 METRES      AREA 0.502 HECTARES

WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION?

Proposing to construct a new residential house on this proposed lot.

WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION?

Currently this is undeveloped land with no buildings or structures

ACCESS – Access to the subject land will be by:

- Provincial Highway
- Year round maintained Municipal road
- Private road
- Seasonally maintained Municipal road
- Right-of-way
- Water

Type

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

Docking facilities (specify)..... distance from subject land ..... distance from nearest public road .....	Parking facilities (specify)..... distance from subject land ..... distance from nearest public road .....
--	--

POTABLE WATER is or will be provided to the subject land by:

- Publicly-owned/operated piped water system
- Privately-owned/operated individual well
- Privately-owned/operated communal well
- Lake or other water body
- Other means (specify) .....

SEWAGE DISPOSAL is or will be provided to the subject land by:

- Publicly-owned/operated sewage system
- Privately-owned/operated individual septic system
- \*Privately-owned/operated communal septic system
- Pit privy
- Other means (specify) .....

2. PROPOSED LOT NUMBER TWO:

FRONTAGE \_\_\_\_\_ METRES      DEPTH \_\_\_\_\_ METRES      AREA \_\_\_\_\_ HECTARES

WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION? \_\_\_\_\_

**WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION?**

**ACCESS** – Access to the subject land will be by:

- |   |   |
|---|---|
| <input type="checkbox"/> Provincial Highway                     | <input type="checkbox"/> Municipal road – maintained seasonally |
| <input type="checkbox"/> Municipal road – maintained year round | <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).....  distance from subject land .....  distance from nearest public road .....	Parking facilities (specify).....  distance from subject land .....  distance from nearest public road .....
--	--

**POTABLE WATER** is or will be provided to the subject land by:

- |   |  |
|---|--|
| <input 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 type="checkbox"/> Publicly-owned/operated sewage system                       | <input type="checkbox"/> Pit privy             |
| <input type="checkbox"/> *Privately-owned/operated individual septic system<br>..... | <input type="checkbox"/> Other means (specify) |
| <input type="checkbox"/> Privately-owned/operated communal septic system             |  |

**3. RETAINED LOT:**

FRONTAGE 45.58 METRES      DEPTH 67.628 METRES      AREA 0.49 HECTARES

**WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION?** \_\_\_\_\_

Currently is the location of our primary and only residence

**WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION?**

Currently there is a 2 storey house, a detached garage and a detached shed, with no proposed changes going forward.

**ACCESS** – Access to the subject land will be by:

- |  |   |
|--|---|
| <input type="checkbox"/> Provincial Highway                                | <input type="checkbox"/> Municipal road – maintained seasonally |
| <input checked="" type="checkbox"/> Municipal road – maintained year round | <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)..... distance from subject land ..... distance from nearest public road .....	Parking facilities (specify)..... distance from subject land ..... distance from nearest public road .....
--	--

**POTABLE WATER** is or will be provided to the subject land by:

- |   |  |
|---|--|
| <input type="checkbox"/> Publicly-owned/operated piped water system | <input checked="" 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 type="checkbox"/> Publicly-owned/operated sewage system                         | <input type="checkbox"/> Pit privy                   |
| <input checked="" type="checkbox"/> *Privately-owned/operated individual septic system | <input type="checkbox"/> Other means (specify) ..... |
| <input type="checkbox"/> 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.

**OTHER APPLICATIONS** – if known, indicate if any of the subject land has or will be the subject of an application under the Act for:

approval of an Official Plan Amendment (under section 22) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

approval of a Zoning By-Law Amendment (under section 34) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

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

If Yes please describe in detail: \_\_\_\_\_

minor variance (under section 45) 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?

HAS ANY LAND BEEN SEVERED FROM THE PARCEL ORIGINALLY ACQUIRED BY THE OWNER OF THE SUBJECT LAND? YES NO

IF YES, PLEASE PROVIDE THE FILE NUMBER, DATE OF TRANSFER, NAME OF TRANSFEREE AND THE USES OF THE SEVERED LAND:

No

STORM DRAINAGE is or will be provided to the subject land by:

Sewers     Ditches     Swales     Other means (specify) .....

What is the expected type and volume of waste to be produced on the subject lands? How will this waste be managed or treated?

Grey water (sinks) as a result of indoor plumbing

Black water (toilet) as a result of indoor plumbing

Food wastes

Typical 5 person family volumes to be either composted or deposited in municipal garbage

Recyclable household wastes (plastic, glass, aluminum)

Municipal blue box program

Building hardware wastes (treated wood, shingles, metal)\_

Municipal waste transfer station

CHECK AS APPLICABLE:

Does the Owner own any adjoining property?  
No

Yes  No

If Yes please describe in detail: \_\_\_\_\_

Is there any reason to believe that the site may be environmentally contaminated?

Yes  No

If Yes please describe in detail: \_\_\_\_\_

Has an industrial or commercial use been on or adjacent to the property?

Yes  No

If Yes please describe in detail: \_\_\_\_\_

Has lot grading been changed by adding or removing earth or other material?  
No

Yes  No

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

If Yes please describe in detail: \_\_\_\_\_

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

**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?

**Conforms**

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

This should address the municipalities desire to create additional residential growth organically.

Originally the property was surveyed as 2 lots, it was later unintentionally consolidated under the planning act.

**SITE PLAN SKETCH:**

PLEASE TAKE TIME TO PROVIDE A GOOD SKETCH.

PRINT CLEARLY. IT SHOULD DISPLAY THE FOLLOWING INFORMATION TO THE BEST OF YOUR KNOWLEDGE:

- Prepared on letter paper, overtop of a photocopy of the survey is ideal. For a more detailed or larger scaled sketch, you may provide a second page.
- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries and dimensions of the subject land, the part(s) intended to be severed, and the part(s) intended to be retained. Please outline the severed parcel(s) with a dashed line, and the retained parcel in a thick solid line.
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, if known indicate the distance of the buildings or structures from other buildings and from 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 distance between the subject land and the nearest township lot line or landmark such as a bridge;
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- The approximate location of all natural and artificial features (for example, buildings, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, wells and sewage systems) that,
  - o Are located on the subject land and on land that is adjacent to it, and
  - o In the applicant's opinion, may affect the application;
- The existing use(s) of land that is adjacent to the subject land (for example, residential, automotive repair, retail);
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- 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.)
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

**AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION**

I/We the undersigned, being the owner of the subject land, hereby authorize

.....  
 to be the applicant in the submission of this application. This application has been submitted with my/our full knowledge and endorsement.

\_\_\_\_\_

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

Signature of Witness

\_\_\_\_\_nd  
 Signature of 2 Owner or Signing Officer

Date

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

I/We, \_\_\_\_\_ of the \_\_\_\_\_ of Randy  
and Kathy Crampton municipality  
(Municipality/ City)


\_\_\_\_\_ in the \_\_\_\_\_ of Red Lake province  
\_\_\_\_\_ Ontario  
(Province)

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

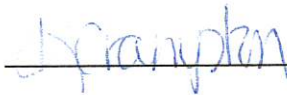
Sworn (or declared) before me at the \_\_\_\_\_ of \_\_\_\_\_  
in the \_\_\_\_\_ of \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Commissioner for Taking Affidavits

  
\_\_\_\_\_  
1<sup>st</sup> Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

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

*This section for Red Lake Municipal office use only:*

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



### AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

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

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

Signature of Witness

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

Date

### AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, Kathy Crampton, Randall Crampton of the Municipality of Red Lake in the Province of Ontario  
(Municipality/ City)  
(Province)

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

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

This 19<sup>th</sup> day of Oct, 2024

Christine Goulet  
Commissioner for Taking Affidavits

Kathleen Crampton  
1<sup>st</sup> Owner/ Signing officer/ Authorized Agent

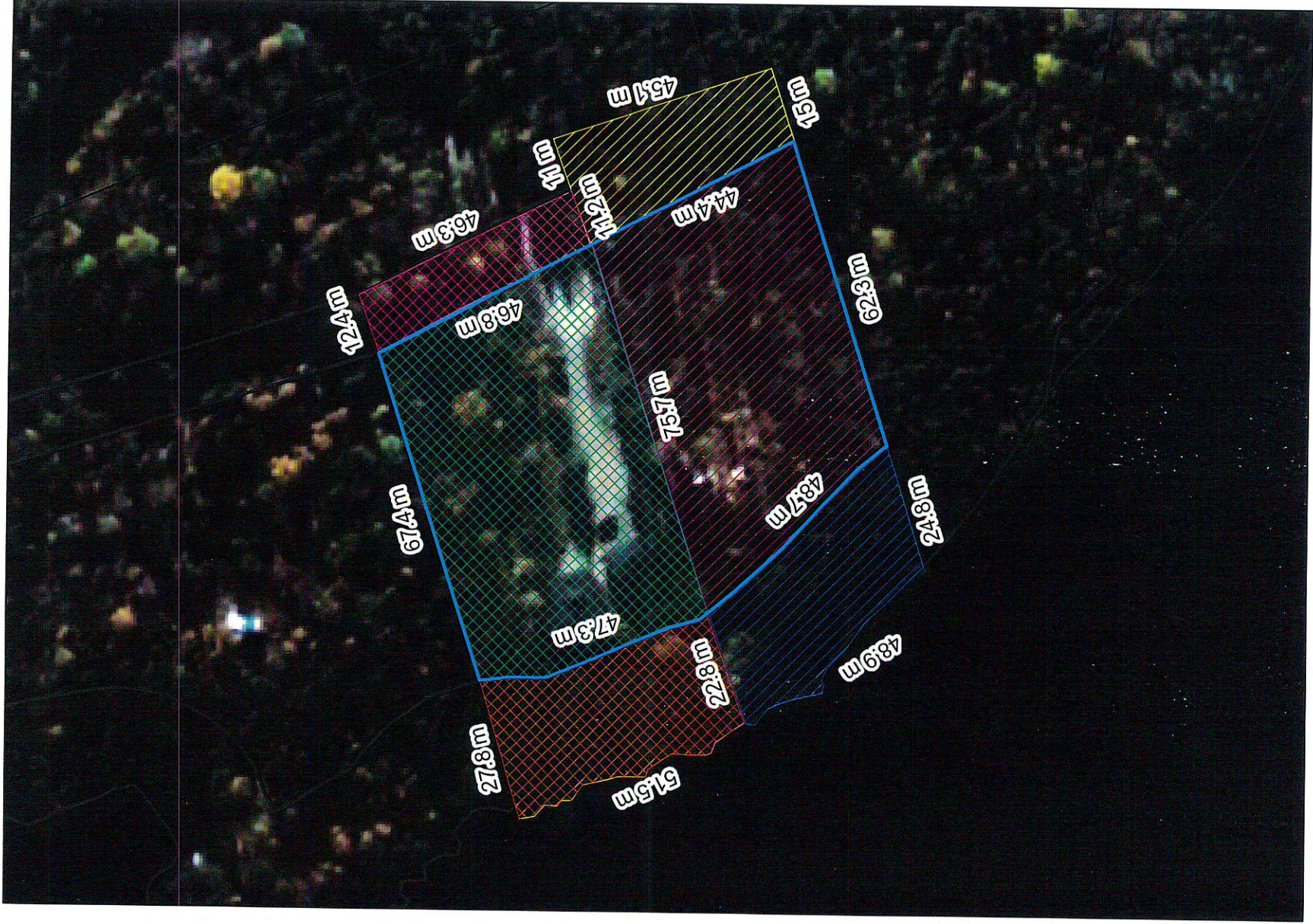
Affix commissioner stamp here:

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

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

*This section for Red Lake Municipal office use only.*

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



**SURVEY REPORT SUMMARY**

1. THERE ARE NO REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS OVER THE ABOVE DESCRIBED PROPERTY.
2. BUILDING TIES SHOWN HEREON ARE TO FINISHED WALLS.
3. A PUMP HOUSE AND PART OF A WATER LINE EXTENDING FROM RED LAKE, WHICH ARE APPURTENANT TO PARTS 5 & 6, PLAN 23R-3259, ENCROUGH ONTO CROWN LAND.
4. THE MUNICIPAL ADDRESS IS No. 49 WATERFRONT ROAD.

SURVEYOR'S REAL PROPERTY REPORT  
 PLAN OF SURVEY OF  
 PART OF  
 MINING CLAIM KRL-743  
 TOWNSHIP OF DOME  
 MUNICIPAL TOWNSHIP OF  
 RED LAKE  
 DISTRICT OF KENORA  
 PATRICIA PORTION  
 DESIGNATED AS PARTS 5 AND 6,  
 PLAN 23R-3259

SCALE - 1 : 500

W.J. BOWMAN LTD.  
 ONTARIO LAND SURVEYORS  
 1996

**BEARING REFERENCE**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 5, AS SHOWN ON PLAN 23R-3259, HAVING A BEARING OF N18°17'W.

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- DENOTES A PLANTED SURVEY MONUMENT
  - DENOTES A FOUND SURVEY MONUMENT
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - RB DENOTES ROCK BAR
  - WIT DENOTES WITNESS
  - D.P.F. DENOTES DISTRICT OF PATRICIA FREEHOLD
  - S.R.O. DENOTES SURFACE RIGHTS ONLY
  - U.P. DENOTES UTILITY POLE
  - O/H DENOTES OVERHEAD WIRES
  - PROP DENOTES PROPORTIONED
  - P DENOTES PLAN 23R-3259
  - CALC DENOTES CALCULATED FROM PLAN 23R-3259

**CLIENT**  
 THIS REPORT WAS PREPARED FOR JANET SIMMONS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 8th DAY OF AUGUST, 1996.

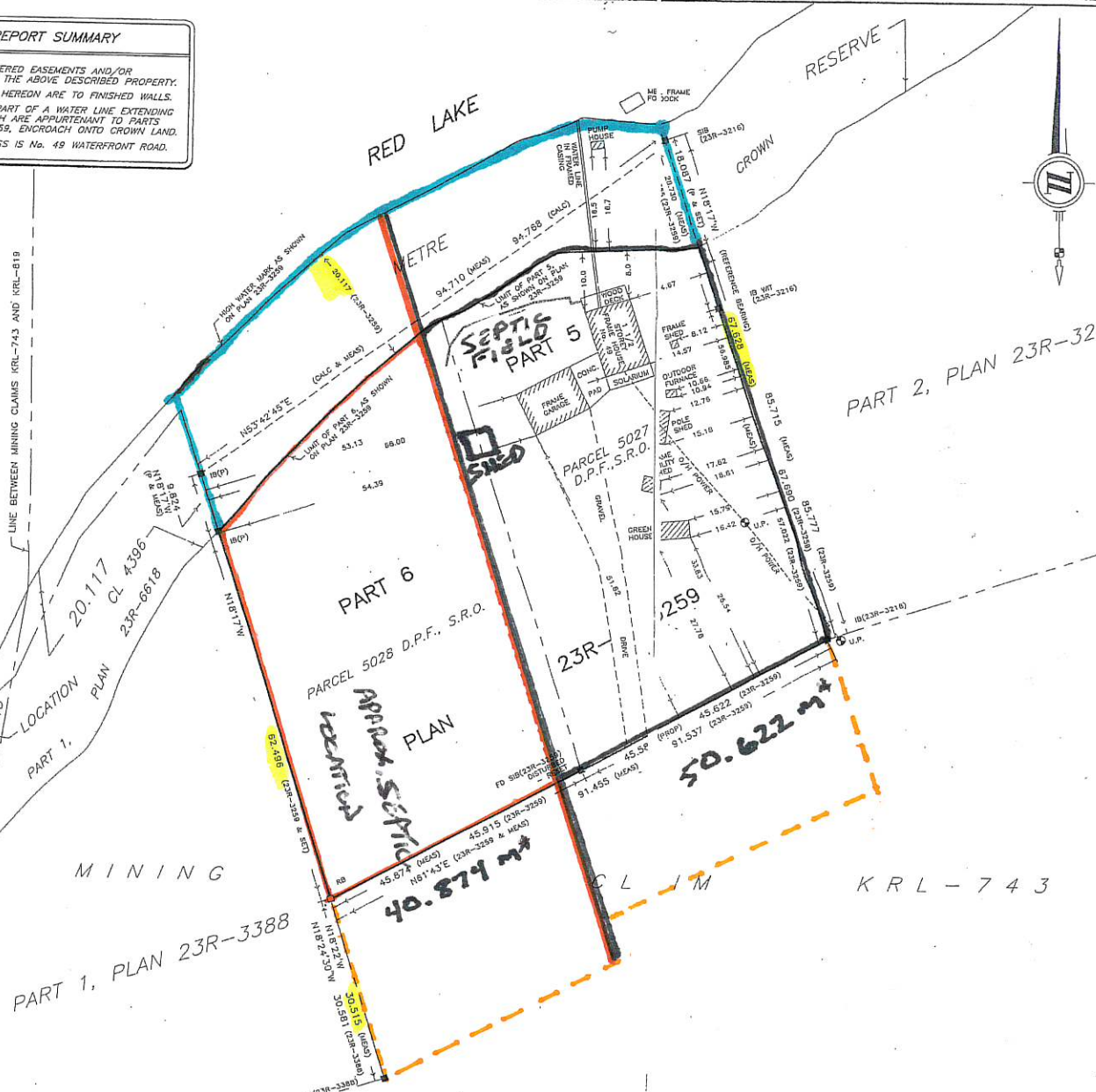
Aug 19 1996 DATE  
 J. Bowman  
 JIM BOWMAN  
 ONTARIO LAND SURVEYOR

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**W. J. BOWMAN LTD.**  
 ONTARIO LAND SURVEYORS  
 434 GOVERNMENT ST. (HWY. 17) DRYDEN, ONTARIO  
 P.O. BOX 784 PBN 224  
 PHONE: (807) 223-5974 FAX: (807) 223-3969

DRAWN BY: KT	CLIENT: JANET SIMMONS	PLAN No.
CREW: SM, GT	F.N. No. B178-24-31	D3-1609
JOB No. 3392		

MINING CLAIM KRL-819



ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1061464

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1622, STATUTE 28(1)

MEASUREMENTS ARE APPROXIMATE — PROPERTY TO BE RETAINED — SHORELINE RESERVE BEING PURCHASED  
 UNTIL OFFICIAL SURVEY IS COMPLETED — PROPERTY TO BE SEVERED — ADDITIONAL MUNICIPAL LAND BEING PURCHASED

**SURVEY REPORT SUMMARY**

1. THERE ARE NO REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS OVER THE ABOVE DESCRIBED PROPERTY.
2. BUILDING TIES SHOWN HEREON ARE TO FINISHED WALLS.
3. A PUMP HOUSE AND PART OF A WATER LINE EXTENDING FROM RED LAKE, WHICH ARE APPURTENANT TO PARTS 5 & 6, PLAN 23R-3259, ENCROACH ONTO CROWN LAND.
4. THE MUNICIPAL ADDRESS IS No. 49 WATERFRONT ROAD.

SURVEYOR'S REAL PROPERTY REPORT  
 PLAN OF SURVEY OF  
**PART OF**  
**MINING CLAIM KRL-743**  
**TOWNSHIP OF DOME**  
**MUNICIPAL TOWNSHIP OF**  
**RED LAKE**  
 DISTRICT OF KENORA  
 PATRICIA PORTION  
 DESIGNATED AS PARTS 5 AND 6,  
 PLAN 23R-3259

SCALE - 1 : 500

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 1996

**BEARING REFERENCE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 5, AS SHOWN ON PLAN 23R-3259, HAVING A BEARING OF N18°17'W.

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

- DENOTES A PLANTED SURVEY MONUMENT
- DENOTES A FOUND SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- WIT DENOTES WITNESS
- D.P.F. DENOTES DISTRICT OF PATRICIA FREEHOLD
- S.R.O. DENOTES SURFACE RIGHTS ONLY
- U.P. DENOTES UTILITY POLE
- O/H DENOTES OVERHEAD WIRES
- PROP DENOTES PROPORTIONED
- P DENOTES PLAN 23R-3259
- CALC DENOTES CALCULATED FROM PLAN 23R-3259

**CLIENT**

THIS REPORT WAS PREPARED FOR JANET SIMMONS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 8th DAY OF AUGUST, 1996.

Aug 19 1996  
 DATE

*J. Bowman*  
 JIM BOWMAN  
 ONTARIO LAND SURVEYOR

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**ONTARIO LAND SURVEYORS**

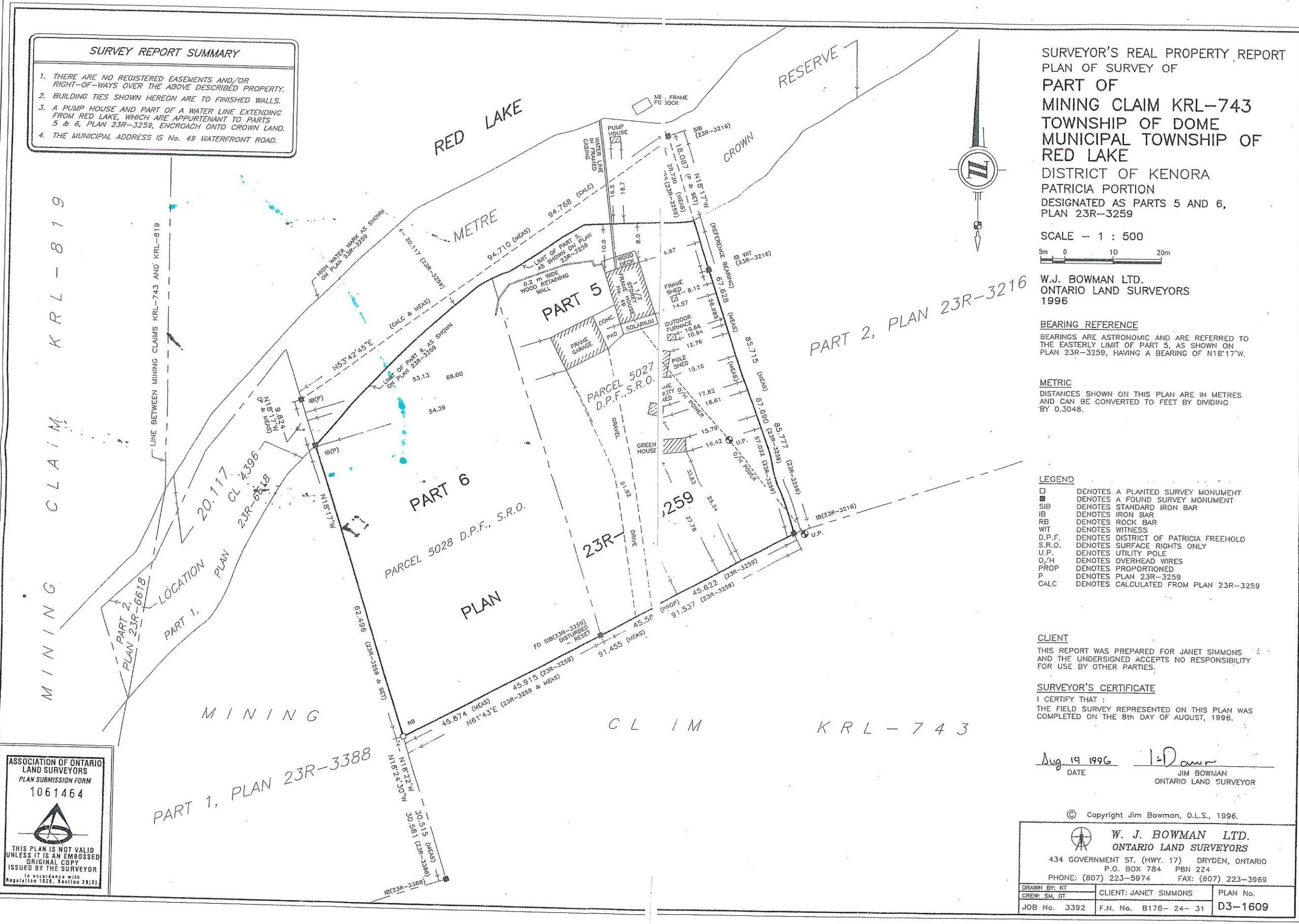
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 In accordance with  
 Regulation 1626, Section 2(3)

SHED  
 SEPT.





# Consent Report

**NWHU File Number:** LDD001-24

**Legal Description** Pcl 5027 & 5028, Pt KRL743, Pt 5 &6, Plan 23R3259

**Location** 49 Waterfront St, Red Lake ON

**Owners** Randy and Kathy Crampton

The items below only address the sewage system capability of the proposed minor variance and/or re-zoning proposal. Any deficiencies noted about existing sewage systems are dealt with directly with the property owner.

## Retained Lot

There is adequate space for a septic system to be installed/replaced when needed

## Severed Lot

There is adequate space for a septic system to be installed/replaced when needed

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## NWHU Comments:

The NWHU has no objections to the proposed severance.

## Property Inspected By:

Corey Fives, CPHI (C)  
Public Health Inspector

## Report Approved By:

Thomas Nabb, HBHSc, BAsC, CPHI (C)

June 26, 2024

Date

Date

Ministry of Natural Resources

Ministère des Richesses Naturelles

Red Lake Sioux Lookout District

Red Lake Sioux Lookout District

227 Howey Street  
PO Box 5003  
Red Lake, ON P0V 2M0

Tel : 807-727-2253  
Fax: 807-727-2861

49 Prince Street  
Box 309  
Sioux Lookout, ON P8T 1A6+

Tel: 807-737-1140  
Fax: 807-737-1813  
<https://www.ontario.ca/mnr>



October 11, 2024

Kathleen & Randall Crampton  
PO Box 6; 49 Waterfront Rd  
Red Lake, ON  
P0V 2M0  
rkramptonfam@gmail.com

**SUBJECT: Application for Purchase of Crown Land**

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We have received your confirmation letter to purchase the Crown shoreline reserve fronting your property PIN 42009-1097, RED LAKE.

Be advised that our office has completed to date a preliminary field inspection, screening of the proposed disposition under the Environmental Assessment Act, and consultation with other government ministries/agencies and affected First Nations.

We are now prepared to proceed with the proposed disposition.

Enclosed you will find:

- Acceptance of Fair Market Value form
- One sketch of the area that we are prepared to sell to you (outlined in orange)
- A list of Ontario Land Surveyors
- Survey Instructions & Letter

If you are in agreement, please confirm acceptance of the offer by signing the appropriate sketch and the Acceptance of Fair Market Value (enclosed) and return them to this office (via email) within 30 days of the date of this letter. If your reply is not received within this period, we will assume you are not interested in purchasing the reserve and the file will be closed.

If you are in agreement with the purchase price, funds will not be collected until the survey has been completed and the Ministry is ready to issue letters patent, at which time the Ministry will require an updated PIN printout. Please do not forward any money at this time.

A list of Ontario Land Surveyors, Survey Instructions and letter has been attached. You must provide this package to a licensed Ontario Surveyor of your choice at your cost to proceed to have the lands surveyed. The attached list of surveyors is for reference only.

Ministry of Natural Resources

Ministère des Richesses Naturelles

Red Lake Sioux Lookout District

Red Lake Sioux Lookout District



227 Howey Street  
PO Box 5003  
Red Lake, ON P0V 2M0

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Fax: 807-737-1813  
<https://www.ontario.ca/mnr>

October 11, 2024

Surveyor for Kathleen and Randall Crampton

**SUBJECT: Survey Instructions**

---

Please consider this letter as your authorization to survey a maximum 300-foot portion of the 66' Crown Shoreline Reserve along the southwestern tip fronting PIN 42009-1097, RED LAKE. PCL 5028 SEC DPF SRO; PT MINING CLAIM RECORDED AS KRL 743; DOME Part 3 of 23R-3259, Hammell Channel of Red Lake. The survey should be completed as per the attached sketch. Client to be on site and assist in starting point of 300ft surveyed portion.

The 66' Crown Shoreline Reserve should be surveyed as a separate parcel. The front line should be surveyed to the waters edge (Note: regulated water level for Red Lake is 355.613 meters).

The survey must be in accordance with the Instructions Governing Ontario Crown Land Surveys and Plans (August 2020).

Should you have any questions please contact Taylor Huot, Integrated Resource Management Technical Specialist, either by e-mail at [taylor.huot@ontario.ca](mailto:taylor.huot@ontario.ca) or by phone at (807) 728-0387.

Sincerely,

A handwritten signature in blue ink that reads "J Smikalow".

Jennifer Smikalow  
District Supervisor

Enclosure

**Location Description:**

A maximum 300-foot portion of the 66' Crown Shoreline Reserve along the southwestern tip fronting PIN 42009-1097, RED LAKE, PCL 5028 SEC DPF SRO; PT MINING CLAIM (RECORDED AS KRL 743) DOME Part 3 of 23R-3259, Hammell Channel of Red Lake as outlined in orange on the enclosed sketch.

**Instructions:**

This Crown land is to be surveyed in accordance with the *Instructions Governing Ontario Crown Land Surveys and Plans, August 2020*, as issued by the Office of the Surveyor General.

In addition to the above, the following instructions are to be adhered to:

**Waterfront Boundary**

Riparian:

Water's edge

Non-Riparian:

- Contour of elevation
- Elevation 355.613 CGVD28
  - Elevation \_\_\_\_\_ CGVD2013
  - Elevation \_\_\_\_\_ Local Datum
- Monumented straight line(s) located \_\_\_\_\_

**Other Location-Specific Instructions**

- Utility right-of-way to be surveyed: \_\_\_\_\_ metres in width
- Road right-of-way to be surveyed: \_\_\_\_\_ metres in width
- OTHER

**To Ontario Land Surveyor:**

Authorization is hereby granted to survey the above noted Crown land.

Ministry official: J Smikalow Date: October 11, 2024

Title: Jennifer Smikalow, District Supervisor

Contact info: Taylor Huot, IRM Technical Specialist (taylor.huot@ontario.ca)

**Notes:**

1. Do not proceed with the survey until this form has been signed by a Ministry official.
2. A copy of this authorization must accompany the survey submission to the Ministry office.
3. If this survey involves a Hydro One Networks Inc. or Bell Canada installation, then prior to the commencement of field work, Hydro One and/or Bell Canada, as the case may be, must be contacted in order to determine their requirements.



# APPLICANT'S LETTER

## ACCEPTANCE OF FAIR MARKET VALUE

October 11, 2024

---

Date

Jennifer Smikalow  
Red Lake Sioux Lookout District Supervisor  
Ministry of Natural Resources

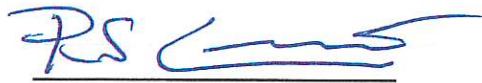
**SUBJECT: In the matter of the Fair Market Value for Crown Land**

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We agree with/accept the fair market value cost of \$ 2,159.47+ HST (derived from on *PL 6.01.03 Disposition of Public Land at Less Than Market Value*) for the surface rights for the 66' Crown Land Shoreline Reserve fronting your PIN 42009-1097 for a maximum distance of 300ft. Please continue with the disposition process.

Sincerely,

  
Kathleen Crampton

  
Randall Crampton

\* This price is guaranteed until October 11, 2025 at which time is subject to adjustment\*

# **Ontario Land Surveyor Offices Northwestern Ontario**

**exp Geomatics Inc.**

P.O. Box 784  
56 King Street  
Dryden, ON  
P8N 2Z4  
Tel: (807) 223-5974  
Fax: (807) 223-3969

**J.D. Barnes Limited**

Suite 102A, 1001 William St.  
Thunder Bay, ON  
P7B 6M1  
Tel: (807) 622-6277  
Fax: (807) 626-8040

**Ross M. Johnson Surveying Ltd.**

P.O. Box 593  
336 Second Street South  
Kenora, ON  
P9N 3X5  
Tel: (807) 468-7152  
Fax: (807) 468-4213

**Rugged Geomatics**

P.O. Box 1450  
138 Main Street South  
Kenora, ON  
P9N 1S9  
Tel: (807) 468-8516  
Fax: (807) 468-7282

**True Grit Surveying Limited**

1263 Innovation Drive  
Thunder Bay, ON  
P7B 0A2  
Tel: (807) 626-5640  
Fax: (807) 623-5690



MUNICIPALITY OF RED LAKE

COMMITTEE OF ADJUSTMENT

DECISION – APPLICATION FOR CONSENT

FILE NO: D10-24-04  
APPLICANT: Randy & Kathy Crampton  
DATE: November 12<sup>th</sup>, 2024

**DESCRIPTION OF APPLICATION:**

To establish one new lot and one retained lot.

**SUBJECT PROPERTY:**

49 Waterfront Road, Red Lake.

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**DECISION:** \_\_\_\_\_

**THIS DECISION:**

IF APPROVED: Is subject to the conditions set out on Page 2 of this decision.

IF REFUSED: Is for the reasons set out here below of this decision.

**REASONS FOR DECISION IF REFUSED**

\_\_\_\_\_  
\_\_\_\_\_

**CONCURRING MEMBERS**

\_\_\_\_\_  
Jerret Landry, Vice Chair

\_\_\_\_\_  
Brenda Cooke, Member

\_\_\_\_\_  
Dale Butterfield, Member

\_\_\_\_\_  
Enid Carlson, Member

\_\_\_\_\_  
Allistair McRae, Member

\_\_\_\_\_  
Vacant

I HEREBY CERTIFY this to be a true copy of the decision of the Municipality of Red Lake Committee of Adjustment made on November 12<sup>th</sup>, 2024, for the subject application for consent.

\_\_\_\_\_  
Secretary-Treasurer



MUNICIPALITY OF RED LAKE

COMMITTEE OF ADJUSTMENT

DECISION – APPLICATION FOR CONSENT

FILE NO: D10-24-04  
APPLICANT: Randy & Kathy Crampton  
DATE: November 12<sup>th</sup>, 2024

EFFECT OF APPLICATION:

To establish one new lot and one retained lot.

THIS PROVISIONAL CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. **All** conditions must be fulfilled **within two (2) years** of the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. *Section 53(41), the Planning Act.*
2. That the parcels of land to be severed and retained, be appropriately described on a reference plan and a draft R-plan be provided to the Secretary-Treasurer for review prior to registration.
3. That the Secretary-Treasurer be provided with the Transfer/Documents in Preparation forms and advised of how the conditions have been satisfied.
4. That a zoning by-law amendment be completed to recognize the resultant lot areas.
5. That payment of parkland conveyance fees are paid to the Municipality of Red Lake in accordance with the provisions of the Planning Act and municipal by-laws/or policies.

