



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

MINUTES OF A COMMITTEE OF ADJUSTMENT PUBLIC HEARING HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON 14 MAY 2024

Present:	Jerrett Landry	Vice Chair
	Dale Butterfield	Member
	Enid Carlson	Member
	Brenda Cooke	Member
	Allistair McRae	Member
Staff:	Kristina Grondin	Planning Coordinator
	Trilbee Stirling-Kattler	CAO/Secretary-Treasurer

1. **CALL TO ORDER:**

The Hearing was called to order at 5:00 p.m.

1.1 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 the 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 Consent (Severance) D10-24-03; Evolution.

The Chair advised that the public hearing was being held by the Committee of Adjustment regarding an Application for Consent (Severance) D10-24-03: Evolution along Highway 125. He stated that any person may express their views on the proposed application, and a record will be kept of all concerns. He requested that everyone sign the attendance form.

The Planning Coordinator presented a report completed by Chris Jones, Municipal Planning Services Ltd. regarding the application. She advised

that the Municipality is in receipt of an application for Consent to sever land to facilitate a lot addition from a large land holding owned by Evolution Mining along Highway 125. She noted that the applicant proposes to sever land with an area of approximately 6.9 hectares for the purpose of conveying a lot addition to lands owned by 825459 Ontario Inc. and operated as Green Airway's. The resultant lot addition would increase the area of Green Airways lot from 2.8 hectares to approximately 10 hectares. It was noted that approximately 5 hectares of the lands to be severed are comprised of a water lot. She reported that the primary purpose of the lot addition is to remedy the existing encroachment of the main building and that the benefitting owner has no development objectives with the shoreline lands proposed to be acquired through the Consent application.

The Planning Coordinator advised that the lands proposed to be severed are located in the Natural Resources (NR) designation and that the NR designation permits marinas. She reported that the benefitting lands are designated Highway Commercial and the current use does not appear to align with the permitted uses in the NR policy of the Official Plan. It was noted that the OP includes a Rural Commercial designation which specifically permits "marinas and docking facilities for boats and airplanes". She advised that the report notes Section 5 of the OP address natural heritage features such as wetlands and fish habitat and require that these features be assessed for potential impacts at the time of a planning application. However, no new development is proposed in conjunction with this application. Furthermore, measures can be taken through the zoning of subject lands to ensure if future expansion of the marina operation is proposed, such expansion will be subject to a future planning approval and impact assessment.

The Planning Coordinator advised that the lands proposed to be severed are currently zoned Mineral Mining (MM) and the benefitting lands are currently zoned Highway Commercial (C3). The report states that if the consent is granted the zoning of the resultant lot would require realignment to capture the actual extent of the current marina use in manner similar to the OP boundary issue. In addition, it is recommended that the marina area be alternatively zoned to a Rural Commercial (C4) zone as this permits a marina and sea plane base.

The recommendation is that the report be received and that the application be granted Provisional approval subject to the standard conditions of Consent as well as conditions that require amendments to the Official Plan and Zoning By-Law.

The Chair asked if there were any questions from the Committee. No questions were heard. The Chair asked if anyone wish to speak in support or opposition of the application. No comments were heard.

Hearing was declared closed.

Application for D10-24-03: Evolution
Moved By: Dale Butterfield
Seconded By: Enid Carlson
Decision – Approved

4. MINUTES OF PREVIOUS MEETING:

4.1 Committee of Adjustment – 13 February 2024

It was:

Moved by Brenda Cooke

Seconded by Allistair McRae

(COA-09-24)

RESOLVED that the Committee of Adjustment hereby approves the Minutes of a Regular Meeting held February 13th, 2024, as presented.

CARRIED

4.2 Committee of Adjustment – 14 May 2024

It was:

Moved by Dale Butterfield

Seconded by Enid Carlson

(COA-10-24)

RESOLVED that the Committee of Adjustment hereby approves the Minutes of a Regular Meeting held May 14th, 2024, as presented.

CARRIED

5. UNFINISHED BUSINESS:

None at this time.

6. NEW BUSINESS:

None at this time.

7. CLOSED MEETING:

None at this time.

8. NEXT MEETING:

8.1 Tuesday, November 12th, 2024, at 5:00 p.m.

9. **ADJOURNMENT:**

It was:

Moved by Dale Butterfield

Seconded by Enid Carlson

(COA-11-24)

RESOLVED that the Committee of Adjustment hereby adjourns from a Regular Meeting held October 16th, 2024, at 5:20 p.m.

CARRIED

Jerret Landry, Vice Chair

Trilbee Stirling-Kattler, Secretary-Treasurer