



**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 JULY 2020**

Present:	Gary Ripley Brenda Cooke Jerrett Landry Allistair McRea	Acting Chair Member Member Member
Absent:	Enid Carlson Paul Damsma	Member Member (with regret)
Staff:	Mark Vermette Kristina Grondin	CAO Recording Secretary

**1. CALL TO ORDER:**

The Hearing was called to order at 5:15 p.m.

**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; 64 Howey Bay Road – Howey Bay Resort Ltd.**

The Chair advised that the public hearing was being held by the Committee of Adjustment regarding Application for Minor Variance D13-20-01; Howey Bay Resort Ltd. 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.

K. Grondin reported that the applicant is requesting relief from Section 3.2(f)(ii) of the Zoning By-Law, to allow for an accessory building (detached garage) to be erected 1 metre from the rear lot line on the East side of the property. She advised that the property is zoned Rural Commercial (C4) and designated Rural Commercial in the Official Plan.

K. Grondin noted that Section 13.3(3) of the Zoning By-Law states that accessory uses, buildings and structures, minimum dwelling unit floor areas, special separation distances and setbacks, parking, street frontage and other general provisions shall be in accordance with Section 3 of this By-Law.

She advised that Section 3.2(f)(ii) of the Zoning By-law states that accessory buildings and structures located on a lot that abuts a lane or road, in which case accessory buildings and structures shall not be located less than 2 metres from the said lane or road.

K. Grondin reported that Notice of the application was posted at the Municipal Office; published in the Municipal Newsletter Vol. 07-20, posted on the Municipal website, and provided to appropriate Department Heads. She advised that it was also mailed to property owners within 60 metres of the subject location and required organizations. She noted that no comments or concerns were received as of July 8<sup>th</sup>, 2020.

K. Grondin read out an email from Jesse & Robyn Clayfield and a note from Ned Graber, both of which supported the application.

K. Grondin advised that Members of the Committee of Adjustment (COA) met at the subject location on July 8<sup>th</sup>, 2020 to view the proposed location of the detached garage. She reported that the Committee Members in attendance did not have concerns with reducing the rear setback to 1 meter but suggested a road sign identifying a hidden entrance be installed.

K. Grondin advised that in evaluating the decision to approve this application for variance from the Zoning By-law, it should be considered whether reducing the rear setback will compromise the intent of the Zoning By-Law. The intent of the Zoning By-law in establishing this provision is to ensure adequate site line, proper clearing of snow, and drainage. The property has waterfrontage so the rear lot line abuts Howey Bay Road.

She reported that the applicant is pursuing this variance because their options are limited for constructing the detached garage on other portions of the property due to the grade of the property. She noted that the proposed location of the garage is 1 metre from the rear lot line and due to the angle of the side lot line it will start at approximately 10.5 metres from the side lot line narrowing to 1 metre. She reported that the proposed location of the garage is approximately 34 feet from the shoulder of the road (measured from where the grass starts) to the front of garage.

K. Grondin reported that based on the analysis, the variance is considered minor and it does maintain the intent of the Zoning By-Law. Staff recommended approval of the application with the condition that a building permit shall be obtained within two (2) years of the approval.

The Chair asked if there were any questions. None were heard. The Chair asked if anyone would like to speak in opposition to the application. None were heard. The Chair asked if anyone would like to speak in support of the application. None were heard.

The Chair closed the public hearing at 5:33 pm.

Application for Consent D13-20-01; Howey Bay Resort Ltd.  
Decision - Approved

**4. MINUTES OF PREVIOUS MEETING:**

4.1 Public Hearing – Tuesday, February 11<sup>th</sup>, 2020.

It was:

Moved by Jerrett Landry

Seconded by Alistair McRea

(COA-04-20)

RESOLVED that the Committee of Adjustment hereby approves the Minutes of a Committee of Adjustment Public Hearing held February 11<sup>th</sup>, 2020, as presented.

**CARRIED**

**5. UNFINISHED BUSINESS:**

None at this time.

**6. NEW BUSINESS:**

None at this time.

**7. CLOSED MEETING:**

Nothing at this time.

**8. NEXT MEETING:**

8.1 Tuesday, August 11<sup>th</sup>, 2020 at 5:15 p.m.

**9. ADJOURNMENT:**

It was:

Moved by Brenda Cooke

Seconded by Jerrett Landry

(COA-05-20)

RESOLVED that the Committee of Adjustment hereby adjourns from a Regular Meeting held July 14<sup>th</sup>, 2020, at 5:39 p.m.

**CARRIED**

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Gary Ripley, Chair

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Mark Vermette, Secretary-Treasurer