



## The Corporation of the Town of Pickle Lake

By-Law Number 2025-06

**BEING A BY-LAW TO AMEND THE CORPORATION OF THE TOWNSHIP OF PICKLE LAKE ZONING BY-LAW 2002-05, AS AMENDED, FOR A TEMPORARY MULTIPLE RESIDENTIAL USE FOR WASAYA AIRWAYS (V. KELNER AIRWAYS) PART OF PIN 42031-0341 (LT) Roll # 604900000245600 (LOCALLY KNOWN AS 11 OF 15 DICKENSON STREET)**

**WHEREAS** the Council of The Corporation of Township of Pickle Lake has passed comprehensive Zoning By-law No. 2002-05, as amended, for the Township of Pickle Lake;

**WHEREAS** the Council of the Corporation of the Township of Pickle Lake is empowered to pass by-laws to regulate the temporary use of land pursuant to Section 39 of the Planning Act, R.S.O. 1990;

**WHEREAS** an application to amend By-law No. 2002-05, as amended, has been made with respect to lands known as PLAN M677 LOTS 9 10 being part of PIN 42031-0341 (LT) Roll # 604900000245600 (locally known as 11 and 15 Dickenson St.), for a temporary multiple residential use, in the Township of Pickle Lake, District of Kenora;

**WHEREAS** a public meeting was held in accordance with the provisions of Section 34(12) of the Planning Act, R.S.O. 1990; and

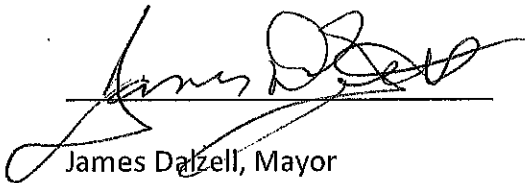
**WHEREAS** Council deems it advisable and expedient to amend Zoning By-law No. 2002-05, as amended.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PICKLE LAKE ENACTS AS FOLLOWS:**

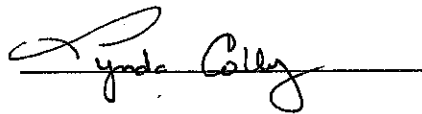
1. **THAT** Schedule B to Zoning By-law No. 2002-05, as amended, be amended by the changing of the zoning temporarily for PLAN M677 LOTS 9 10 being part of PIN 42031-0341 (LT) Roll # 604900000245600 (Locally known as 11 and 15 Dickenson St., Pickle Lake) from Residential 1 (R1) Zone to Residential (R2) Multiple Zone.
2. **THAT** following Section 10.1 c), Section 10. 1 d) be **amended** and shall read as follows: "d) Residential Multiple Zone R2: A temporary multi-residential unit for the purpose of Wasaya Employee Staff Housing from **July 24, 2024 to July 24, 2027**".
3. **THAT** Schedule "1" attached is hereby made part of this By-law as fully to all intents of purposes as though cited in full herein.

4. **THAT** subject property lots are subject to building code permit and regulations as well as site plan control as set out in Schedule 2 and Schedule 3 attached is hereby made part of this By-law.
5. **THAT** the property owner provides an updated site plan to ensure that building placement is within property and meets the minimum conditions outlined for R2 Zoning designation in Bylaw 2002-05, as amended. If encroachment is noted, other planning control/process will be undertaken and applied (i.e. a minor variance, encroachment permit) accordingly.
6. **THAT** the property owner provides a buffer zone (i.e. fence/retaining wall) between their Lots 9-10 and adjacent properties (Lot 11 and Lot 7 of PLAN M677).
7. **THAT** this By-law shall come into force on the date of its final passing and shall take effect subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 11TH DAY OF FEBRUARY 2025.**



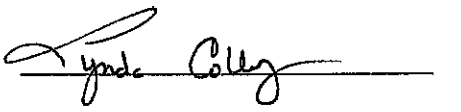
James Dalzell, Mayor



Lynda Colby, Town Manager/Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2025-06 as enacted by the Council of The Corporation of the Township of Pickle Lake on the 11th day of February 2025.

Dated at the Township of Pickle Lake, this 11th day of February 2025.



Lynda Colby, Town Manager/Clerk

Schedule 1: Subject Lands to be Amended from R1 to R2 in Zoning By-law No. 2002-05, as amended

**PICKLE LAKE  
TOWNSITE  
ZONING BY-LAW 2002-5**

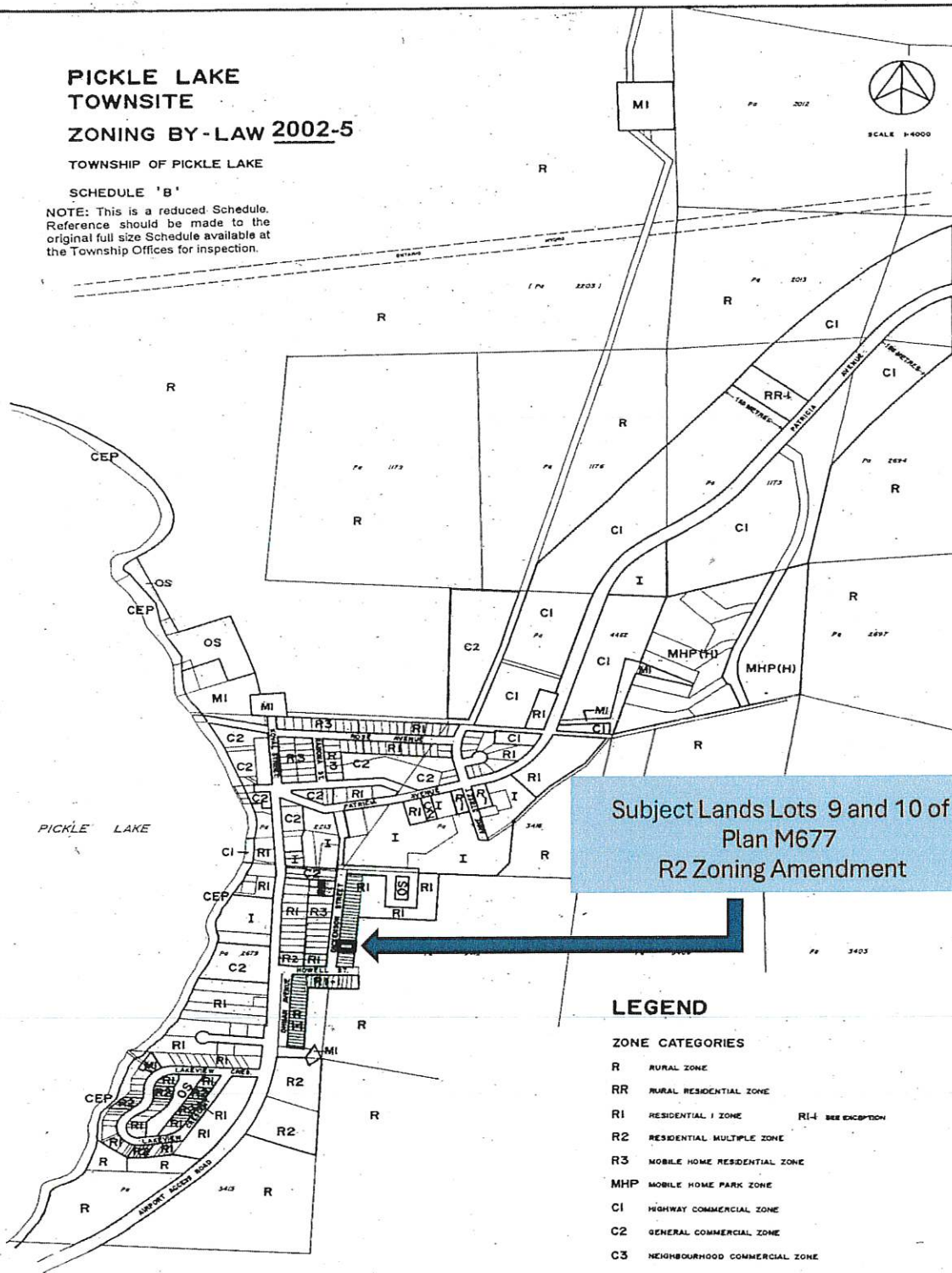
TOWNSHIP OF PICKLE LAKE

SCHEDULE 'B'

NOTE: This is a reduced Schedule. Reference should be made to the original full size Schedule available at the Township Offices for inspection.



SCALE 1:4000



Subject Lands Lots 9 and 10 of Plan M677  
R2 Zoning Amendment

**LEGEND**

- ZONE CATEGORIES**
- R RURAL ZONE
  - RR RURAL RESIDENTIAL ZONE
  - R1 RESIDENTIAL 1 ZONE R1-4 SEE EXCEPTION
  - R2 RESIDENTIAL MULTIPLE ZONE
  - R3 MOBILE HOME RESIDENTIAL ZONE
  - MHP MOBILE HOME PARK ZONE
  - CI HIGHWAY COMMERCIAL ZONE
  - C2 GENERAL COMMERCIAL ZONE
  - C3 NEIGHBOURHOOD COMMERCIAL ZONE
  - TC TOURIST COMMERCIAL ZONE
  - MI INDUSTRIAL ZONE
  - I INSTITUTIONAL ZONE
  - OS OPEN SPACE ZONE
  - CEP CONSERVATION AND ENVIRONMENTAL PROTECTION ZONE
  - (H) HOUSING ZONE

THIS IS SCHEDULE "B" TO BY-LAW NO. 2002-05 PASSED ON THIS 26<sup>TH</sup> DAY OF FEBRUARY, 2002.

Original Signed - R. Hoffman  
MAYOR

Original Signed - C. Hochstetler  
ACTING CLERK

NOTE:  
ALL LANDS WITHIN 15 METRES OF THE TOP-OF-BANK OF ANY WATERCOURSE OR WATER BODY ARE ZONED CONSERVATION AND ENVIRONMENTAL PROTECTION (CEP).

**Schedule 2:** Site Plan Considerations for Property Lots 9 and 10 of PLAN M677 (known locally as 11 and 15 Dickenson Street, Pickle Lake, ON)



**Site Plan Control Considerations:**

- The property owner will submit an updated site survey, prepared by a registered surveyor, showing lot lines and location of existing dwelling unit.
- The building will be skirted and installed on matting.
- The building exterior will be aesthetically pleasing and cladded/painted with siding (e.g., vinyl, wood, and/or stucco) that blends with existing residential surroundings.
- The property owner will include appropriate landscaping (soil, grass, retaining wall) as well as grading to ensure water run-off directly from their property to municipal drainage system/right-of-way.
- The property will include adequate lighting, as well as a clearly defined/designated property entrance and adequate parking for staff vehicles.
- Building entrances will have appropriate decks and railings as per Building Code regulations.
- A buffer zone (i.e. fence) will be installed between adjacent properties.
- A building permit will be obtained by the property owner from the Township of Pickle Lake Chief Building Official.
- The property owner will enter into a site plan agreement ensuring that work outlined above will be completed by **August 31, 2025**, to the satisfaction of the Township of Pickle Lake.
- The building and property will be kept clean and good repair as per Property Standards By-Law 2004-08 for the Township of Pickle Lake.

**Schedule 3: Site Plan for Property Lots 9 and 10 of PLAN M677 (known locally as 11 and 15 Dickenson St., Pickle Lake)**

