

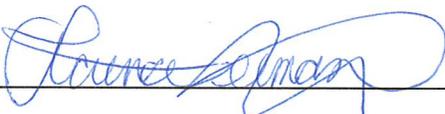
PO Box 488  
201 Atwood Avenue  
Rainy River, ON  
P0W 1L0



Office Phone: (807) 852-3244  
Clerk Phone: (807) 852-3978  
Fax: (807) 852-3553  
Email: rainyriver@tbaytel.net  
Website: www.rainyriver.ca

## Town of Rainy River

### MOTION

MOVED BY  DATE: **February 10, 2025**

SECONDED BY  MOTION: **25-031**

WHEREAS an application has been received to change the zoning for the property known as 215-219 Fourth Street from the General Commercial (GC) Zone to the Residential (R1) Zone

AND WHEREAS the Rainy River Official Plan designates these lands within a Commercial Employment Area on Land Use Plan Schedule 'A'.

AND WHEREAS given the long-established mixed residential-commercial use of the existing dwelling on the subject property, the Town of Rainy River has determined to use Section 5.16(i) of the Official Plan to resolve this minor correction on the Land Use Plan Schedule 'A' to show Living Area by resolution of Council rather than an Official Plan Amendment involving a lengthy process.

AND WHEREAS Section 5.16(i) of the Official Plan, referenced above, regulates that "The boundaries between land use areas designated in Schedule "A" Land Use Plan . . . minor boundary adjustments may be made for the purpose of any Zoning By-law without necessitating an amendment to this Plan.

BE IT HEREBY RESOLVED that Council amends the Official Plan Schedule "A" by permitting a minor adjustment under Section 5.16(i) of the Town of Rainy River Official Plan to change the Official Plan designation of 215-219 Fourth Street from a Commercial Employment Area to the Living Area for the following reasons:

- A minor zoning by-law amendment is in process to change the property from the General Commercial (GC) Zone to the Residential (R1) Zone.
- The application conforms with Section 5.16(i) of the Official Plan.
- The general intent and purpose of the Official Plan will be maintained.

- The proposed residential use is consistent with Section 2.8.2.5 of the Provincial Planning Statement 2024 as follows:

“Planning authorities may remove lands from employment areas only where it has been demonstrated that:

- a) There is an identified need for the removal and the land is not required for employment area uses over the long term;
- b) The proposed uses would not negatively impact the overall viability of the employment area by:
  - a. Avoiding potential impacts to existing or planned employment area uses in accordance with policy 3.5;
  - b. Maintaining access to major goods movement facilities;
- c) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- d) The municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

AND THAT the paperwork be prepared and filed as required.”

ABSTAIN \_\_\_\_\_  
 AYES \_\_\_\_\_  
 NAYES \_\_\_\_\_

CARRIED  \_\_\_\_\_  
 DEFEATED \_\_\_\_\_

D. ARMSTRONG \_\_\_\_\_  
 G. BROWN \_\_\_\_\_  
 D. EWALD \_\_\_\_\_  
 B. HELGESON \_\_\_\_\_  
 N. IVALL \_\_\_\_\_  
 M. KREGER \_\_\_\_\_  
 G. PROST \_\_\_\_\_

*Reborah J. Ewald*  
 \_\_\_\_\_  
 MAYOR OR ACTING MAYOR

