



MUNICIPALITY OF RED LAKE

OFFICIAL PLAN

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PREPARED FOR:

RED LAKE

Corporation of the
Municipality of Red Lake
Municipal Office
P.O. Box 1000
2 Fifth Street
Balmertown, Ontario
POV 1C0

PREPARED BY:

FOTENN

FOTENN Consultants Inc.
Planning & Urban Design
223 McLeod Street,
Ottawa, ON K2P 0Z8
T: 613.730.5709 ext. 248
F: 613.730.1136
www.fotenn.com

IN ASSOCIATION WITH:



CGIS Spatial Solutions
52 South Street
Perth, ON K7H 2G7
T: 613.368.4321

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Municipality of Red Lake Official Plan

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SECTION 1 INTRODUCTION

This section of the Plan establishes the basis and the purpose for the Municipality of Red Lake Official Plan. The Official Plan is the framework for the Municipality of Red Lake to manage and direct physical development and change in the Municipality of Red Lake to 2031.

1.1 Purpose of the Official Plan

The Ontario *Planning Act*, R.S.O. 1990, cp. p13, requires municipalities to prepare and adopt an Official Plan to provide guidance for the physical development of communities. The purpose of the Municipality of Red Lake Official Plan is to establish a vision, guiding principles, objectives, and policies to manage and direct physical development and the effect of change on the social, cultural, economic, and natural environment for the eighteen year planning horizon (i.e. until the year 2031).

The Province of Ontario issues policy statements periodically to provide direction on matters of provincial interest. Where these are in effect, the decisions of the Municipality shall be consistent with the Provincial Policy Statement that is in effect on the date of Council's decision. The Municipality of Red Lake Official Plan was prepared under the policies of the 2005 Provincial Policy Statement.

The Municipality of Red Lake, in fulfilling its responsibilities under the Ontario *Planning Act* considered the following matters of provincial interest:

- protection of ecological systems, including natural areas, features and functions;
- protection of the agricultural resources of the Province;
- conservation and management of natural resources and the mineral resource base;
- conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- supply, efficient use and conservation of energy and water;
- adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- minimization of waste;
- orderly development of safe and healthy communities;
- accessibility for persons with disabilities to all facilities, services and matters to which the *Planning Act* applies;
- adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- adequate provision of a full range of housing;
- adequate provision of employment opportunities;
- protection of the financial and economic well-being of the Province and its municipalities;
- co-ordination of *Planning Activities* of public bodies;
- resolution of planning conflicts involving public and private interests;

- protection of public health and safety;
- appropriate location of growth and development; and
- promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

This Official Plan is consistent with the Provincial Policy Statement, and in particular to the policies adopted in 2005 relating to matters such as intensification, brownfields, employment lands, air quality, and energy conservation. Furthermore, this Official Plan also reflects matters of provincial interest identified in the *Planning Act* and reflects changes enacted through Bill 51.

In accordance with the requirements of the *Planning Act*, the Official Plan will be reviewed every five (5) years and may be amended by the Municipality to reflect changing circumstances or new priorities. The main implementation tool, the Zoning By-Law, will be updated within three (3) years of each Official Plan update.

The policies contained herein, together with the land use schedules and any amendments which are adopted and finalized pursuant to the *Planning Act*, constitute the Official Plan of the Municipality of Red Lake.

1.2 Effect of the Plan

After this Official Plan is adopted and finalized pursuant to the *Planning Act*, no public or private works shall be undertaken and, except as provided for under the *Planning Act*, no By-Law shall be passed for any purpose that does not conform to the policies of this Plan.

1.3 Basis of the Plan

The Municipality of Red Lake is a dynamic community that is third in population size within the Kenora District. The Municipality of Red Lake is an amalgamation of the Townships of Golden and Red Lake and Unorganized Territory that was completed July 1st, 1998. Known as the Gateway to Woodland Caribou Provincial Park, the Municipality is accessible by road via Highway 105, Highway 125, and Highway 618. The Municipality of Red Lake is located approximately 270 kilometres north of Kenora by road.

Land Use

The Municipality of Red Lake consists of an extensive rural area and five (5) serviced townsites: Red Lake, Balmertown, Cochenour, Madsen, and McKenzie Island. The townsites are generally intended as focal points for development, including residential, commercial, institutional, open space, and industrial uses. The majority of development in the Municipality of Red Lake is concentrated in these townsites. There are also three non-serviced residential settlements in the Municipality of Red Lake: Starratt-Olsen, Flat Lake and McMarmac. These townsites accommodate rural residential subdivisions.

The townsite of Red Lake is the largest settlement area and is located along the south shore of Red Lake, at the juncture of Secondary Highway 618, Highway 105 and Forestry Road. The Cochenour and Balmertown townsites are accessible from Highway 125. Balmertown, the second largest settlement area of the Municipality, accommodates several institutional uses,

including the municipal office. The McKenzie Island townsite is accessible by ferry and is located directly west of Cochenour. Madsen is located in the southwest of the Municipality is accessed via Secondary Highway 618. Cochenour, McKenzie Island, Madsen, Starratt-Olsen and McMarmac are smaller settlement areas. Cochenour and McKenzie Island are not anticipated to accommodate significant growth over the life of this Plan. No infill shall be permitted in Madsen, Starratt-Olsen and McMarmac.

In 2011, the Census revealed that there were 2,135 private dwellings in the Municipality of Red Lake. The majority of the dwellings were single-detached homes (82.1%). Apartment dwellings were the second most common form of dwelling type (12.6%). The remaining dwelling types included semi-detached dwellings (0.9%), rowhouses (3.5%) and other dwelling types such as mobile homes (1.5%).

Much of the land within the rural area of the Municipality of Red Lake is Crown Land. There are limited opportunities for residential development on Crown Land. Crown Land is managed by the Ministry of Natural Resources (MNR) with the Ministry of Northern Development and Mines (MNDM) having responsibility for mining lands under the *Mining Act*. Crown Land and lands outside the townsites may include natural and cultural features which may warrant protection.

Population

The population of the Municipality of Red Lake was 4,670 as of 2011 (2011 Census), representing a slight increase since 2006 (3.2%). The median age of the population is 38.1, younger than the Ontario median of 40.4. The Municipality of Red Lake's median age remained stable, increasing by 0.2 years. In 2011, according to the Ministry of Finance, the highest share of children in Ontario was found in the district of Kenora, which includes the Municipality of Red Lake. It is anticipated that over the planning horizon the number of seniors in the district will grow by 100 to 125 percent.

In the 2006 Census, close to 13% of the Municipality of Red Lake's population reported identifying with at least one Aboriginal group. The Municipality of Red Lake has a similar share of aboriginal population as other communities in Northwestern Ontario.

The Municipality anticipates additional population growth in the planning horizon as a result of its job creation potential and dynamic economic development opportunities. In 2011, the Municipality of Red Lake conducted a Comprehensive Review which concluded that there may be a significant population increase in the Municipality of Red Lake due to the Municipality's potential for the opening of additional mines. The report noted that the Municipality of Red Lake's population may increase by 4,553 by 2031 and that the total projected population to the year 2031 is 9,079. The projected household demand is discussed in the Challenge Ahead section of this Plan.

Economy

The primary industry in the community is mining, followed by forestry and tourism. The Municipality of Red Lake is the beneficiary of extensive, abundant natural resources, and possesses world class gold ore deposits. The Municipality is home to the Goldcorp Red Lake Gold Mines, located close to Balmertown. The mine is a major employer for Red Lake and the

surrounding communities. According to the 2006 census, approximately 36 percent of The Municipality of Red Lake's active workforce worked in resource-based industries, agriculture, and manufacturing in 2006.

The community has benefited from extensive mineral exploration and interest from the mining industry in recent years. A number of gold companies have interests in The Municipality of Red Lake and there is potential for the opening of additional mines within the Municipality. The mine openings would provide additional jobs in The Municipality of Red Lake and potentially an influx of new residents to the area.

The Municipality of Red Lake is also a leading tourism hub in Northwestern Ontario. Many visitors to the area come from Manitoba, Ontario and Midwestern United States to enjoy the Municipality's pristine lakes, rivers, and forests. The Municipality of Red Lake is located at the heart of the Canadian boreal forest. There are several picturesque lakes in the Municipality including Red Lake, Balmer Lake, Keg Lake, Gullrock Lake and Ranger Lake. Tourism activities include fly-in fishing, hunting and canoeing.

1.3.1 The Challenge Ahead

This Official Plan recognizes the unique and historic basis of the Municipality of Red Lake while supporting the growth of the new community as a whole.

Projected Household Demand

In order to accommodate the potential for a population increase, and as required by the Province at the time of a 5-year Official Plan review, a growth management analysis was required to identify the land supply and the potential for residential demand for the twenty-year planning horizon to 2031.

Based on the Comprehensive Review prepared in 2011, The Municipality of Red Lake's population may increase by 4,553 by 2031. To accommodate this growth, the Municipality requires approximately 1,751 new dwelling units. The potential increase in temporary and permanent residents will place significant demands on The Municipality of Red Lake's municipal infrastructure, housing stock, land supply, industrial and commercial space, transportation network, and community services and amenities.

The Municipality of Red Lake must ensure that sufficient land is available to support its projected household growth. The Municipality's housing stock should provide a full range of housing types.

The Municipality of Red Lake may continue to be faced with an aging population. The Municipality of Red Lake must ensure that land be available to provide for housing, recreational opportunities for active living, such as trails, as well as open space for community gardens. Connectivity through the provision of sidewalks and pathways shall be important for continued access to land uses and community services.

Youth Retention

Another challenge is youth retention. It is not uncommon for youth in northern communities to migrate and remain in larger centres to seek educational and employment opportunities. The Municipality of Red Lake will need to ensure that sufficient land is available for institutional and employment uses so that the youth can attend school, in particular post-secondary institutions and find employment without leaving the Municipality of Red Lake.

The Municipality of Red Lake will continue to seek local opportunities for improving local educational and employment opportunities for its youth.

Aboriginal Population and Interests

Similar to many communities across Northwestern Ontario, the Municipality of Red Lake has a significant Aboriginal population. It is anticipated that the Aboriginal community will continue to grow over the planning horizon. The Municipality recognizes the important contribution of the Aboriginal community to the Municipality of Red Lake's economy and culture.

The Municipality of Red Lake will ensure that it considers aboriginal interests in its land use decision.

Aboriginal communities in close proximity may also have an interest in land use planning in the Municipality of Red Lake. The Municipality of Red Lake is located within the Keewatin Litigation Area (Keewatin et al v. Minister of Natural Resources et al). On August 16, 2011, the Ontario Superior Court of Justice found that Ontario and planning authorities cannot authorize land uses in the Keewatin Area without First Nation consent or Federal Authorization. The case is currently pending a decision of the Ontario Court of Appeal. It is acknowledged that land use planning in the Municipality will, when it is available, take into account the final decision on the appeal.

Crown Land

In certain areas of the Municipality, it will be desirable for the Crown to dispose of land for development in order to achieve the development objectives of the Municipality. On-going consultation and cooperation between the Province and the Municipality is necessary for the proper and appropriate development of the Municipality of Red Lake.

The Municipality of Red Lake will work with MNR and MNDR when considering development on crown land.

1.4 Townsite Growth

The Municipality of Red Lake townsites are considered settlement areas under the Provincial Policy Statement. Settlement areas are defined as built up areas where development is concentrated and which have a mix of land uses; and lands that have been designated in an Official Plan for development over the long term planning horizon. For the purpose of this Official Plan, the serviced townsites are considered to be the Municipality's settlement areas. Future development within the Municipality's settlement areas is required to be on full municipal services.

The Municipality of Red Lake townsites (i.e. settlement areas) are shown on Schedules A1 to A4. To ensure that sufficient land is provided within the Municipality's settlement areas, an expansion of the Red Lake townsite is proposed as part of the 2013 comprehensive review of the Municipality of Red Lake Official Plan.

The Ministry of Northern Development and Mines has determined through its Metallic Mineral Potential Estimation Tool that the majority of the Municipality has high mineral mining potential. This includes the Red Lake townsite expansion lands. The Municipality has explored other expansion alternatives and in all cases, the expansion would require encroachment within lands identified to have mineral mining potential. Development on lands identified to have mineral mining potential is permitted provided that it serves a greater long-term interest than the resource. In order to support the development of the mineral mining resource in other areas within the Municipality, the Municipality must provide additional townsite land. The proposed expansion is supported by Provincial Policy Statement Policy 2.4.2.2 (b).

1.5 Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario was approved in 2011. The Growth Plan was prepared under *Ontario's Places to Grow Act* (2005), which authorizes the Province to identify and designate growth plan areas, and to develop strategic growth plans for these areas. The Growth Plan for Northern Ontario is an economic development plan, an infrastructure investment plan, a labour market plan, and a land-use plan. It is intended to be used as a strategic framework that will guide decision making in Northern Ontario for the next 25 years.

The Growth Plan is structured around six (6) theme areas: economy, people, communities, infrastructure, environment and Aboriginal peoples, with a number of policies established for each theme. This Official Plan responds to these themes in the following manner:

- designating areas within the Municipality of Red Lake for local economic opportunities and housing as shown
- supporting small businesses through provisions for home based businesses and home industries as per the home occupations and home industries policies of this Plan;
- providing for roads and community infrastructure to help the community function effectively as per the transportation policies of this Plan;
- protecting key environmental resources from alteration and development as per the policies in the Natural and Cultural Heritage Features section of this Plan;
- accommodating the diverse needs of all residents, now and in the future by encouraging different housing types, including secondary dwelling units and garden suites;
- fostering partnerships with other levels of government;
- seeking the participation of Aboriginal communities in the preparation of the Official Plan and its implementation;
- providing a local framework to assist in the implementation of regional economic plans; and
- protecting key natural resources for long-term use by maintaining a Natural Resource designation.

1.6 Structure of the Official Plan

This Official Plan contains written policy and schedules. The Plan is structured into 8 sections and begins with broad policy directions and objectives through to specific land use designations and policies, and implementation measures as follows:

Section 1 – Introduction explains the role and structure of the Official Plan and the political and administrative framework within which land use planning is carried out in Ontario.

Section 2 – Municipal Vision outlines a vision for the Municipality of Red Lake as well as the key strategic guiding principles and objectives to guide land use planning.

Section 3 – General Policies contains development policies that apply to all land use designations.

Section 4 – Land Use Designations establishes land use designations and associated policies which will guide decisions for the use of land for the next 18 years.

Section 5 – Natural and Cultural Heritage Features provides policies for areas with distinctive cultural or natural environmental features.

Servicing 6 - Servicing consists of policies related to the sanitary, water and sewer infrastructure.

Section 7 – Transportation contains policies for a multi-modal transportation network and policies for encouraging non-vehicular modes of travel.

Section 8 – Implementation contains policies and planning tools related to the implementation of the Official Plan, as well as requirements for development applications.

The following **schedules** are included as part of this Plan:

- Schedule A – Rural Policy Plan Land Use Designations
- Schedule A1 – Townsite of Red Lake Land Use Designations
- Schedule A2 – Townsites of McKenzie Island and Cochenour Land Use Designations
- Schedule A3 – Townsite of Balmertown Land Use Designations
- Schedule A4 – Townsite of Madsen Land Use Designations

The following **appendices** are provided for reference only and do not form part of the Plan:

- Appendix A: Natural and Cultural Heritage Features
- Appendix B: Mine Hazards
- Appendix C: Mineral Mining Resources

The information provided in these appendices is based on the Ministry of Natural Resources' Land Information Ontario database, and the Ministry of Northern Development and Mines Abandoned Mines Information System database and the Metallic Mineral Estimation Tool.

It is recognized that the data contained in these appendices may change over time due to the dynamic nature of the features involved and / or human activity. The Municipality of Red Lake will ensure that development conforms to the associated policies of these appendices when reviewing development applications, and will update the appendices periodically, to ensure their currency.

1.7 How to Read the Official Plan

The Official Plan should be read as a whole. Sections 1 to 8 and Schedules A (including Schedules A1 to A4) and B constitute the Official Plan. Both the preambles and the numbered policies are policy. Where reference is made in the Official Plan to other documents, such as provincial or federal acts, or other legislation, or to other documents that are not part of the Plan, it is understood that it is the latest approved version of the document that is being referenced, unless otherwise specified.

Minor amendments to the Official Plan or the Zoning By-Law are permitted without adopting an amendment, provided they do not change the intent of the Official Plan or the Zoning By-Law. Minor amendments could include: number changes, cross-referencing; correcting grammatical or typographical errors, as well as updating Schedule “B” to this Official Plan as information is updated on the Ministry’s Natural Resource Values Information System.

Land Use Designations

1. It is intended that the boundaries of the Land Use Designations shown on Schedule “A” of this Plan, shall be considered as general only, and are not intended to define the exact limits of such areas except in the case of roads, and other features that provide definitive boundaries. Minor adjustments may be made to these boundaries for the purpose of any Zoning By-Law without necessitating an amendment to this Plan. Other than minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform to this Plan.

Uses

2. Examples of permitted uses included in this Plan are intended to illustrate a range of activities in each respective land use designation. The implementing Zoning By-Law shall define specific uses and related regulations for land use designations.

Interpretation

3. Terms within this Plan shall have their common meaning except in cases where they are derived from statutes, provincial policy or ministerial guidelines. In which case, the reader should defer to the definition provided for in the said document.

SECTION 2 MUNICIPAL VISION

This section of the Plan establishes the fundamental vision, guiding principles, and objectives that will guide the future development in the Municipality of Red Lake. The policies and land use designations contained in this Plan are based on achieving these objectives. In the event that clarification of the intent of these policies is required, the objectives listed in this section should be considered. Should any of these factors change significantly, the Plan shall be reviewed to determine whether major policy or land use designation changes are warranted.

2.1 Vision

The following vision statement and guiding principles for the Municipality of Red Lake over the next eighteen (18) years is a synthesis of collective aspirations and reflections from past initiatives and from community and Aboriginal engagement.

The Municipality of Red Lake has established through its Strategic Plan (2012) a Vision/Passion Statement as follows:

The Municipality of Red Lake is “a healthy, happy and prosperous community to live, work and visit.”

The Municipality has given itself the following mission statement:

“Citizens, Staff, and Council of the Municipality of Red Lake will pursue its vision as a committed collective; inspired by their desire to reside in a sustainable, harmonious, and diverse community.”

2.2 Guiding Principles and Objectives

The Official Plan introduces a new sustainable approach to land use planning in the Municipality of Red Lake, with a focus on the integration of land use, transportation, and sustainable development to ensure that the social, cultural, economic, natural environment, and governance are considered in the management of change for the Municipality's future.

Growth and development should be directed to locations with adequate existing or planned infrastructure. New development should be designed to use land efficiently, be responsible to the natural environment and be compatible with existing land uses.

To protect and enhance the quality of life and shape change, the Official Plan subscribes to the following guiding principles for land use. Under each principle are several key objectives to help achieve the overall vision for the Municipality.

Principle 1 – Sustainable Development

The Municipality of Red Lake shall promote sustainable development to enhance the quality of

life for present and future generations.

Objectives:

- To promote compact development by using land efficiently and existing infrastructure.
- To support infill and intensification in the townsites.
- To create a vibrant, welcoming and inclusive community identity that builds on unique local features.
- To provide opportunities for the adaptive re-use of former industrial areas and brownfield sites where the industrial use is no longer viable.

Principle 2 – Natural Environment

The Municipality of Red Lake shall support the protection and integrity of the natural environment as valued by the community.

Objectives:

- To protect natural heritage features and areas, surface water features, and ground water features.
- To minimize negative impacts to air quality and climate change by encouraging energy efficient buildings and development.
- To protect and preserve sensitive areas, areas of historical significance and important natural resources such as fish and wildlife habitat areas, wetlands and minerals and aggregates and protect development from hazard lands.
- To protect mineral and aggregate resources from development that would jeopardize their future use and any existing sensitive use.

Principle 3 – Affordable Housing

The Municipality of Red Lake shall support the location of affordable housing in an integrated manner within new or existing development.

Objectives:

- To provide a range of housing opportunities and types that shall meet the physical and financial needs of an aging population, as well as the needs of people with disabilities.

Principle 4 – Diversified Economy

The Municipality of Red Lake shall maintain and seek opportunities for a strong, diversified economy that provides a wide range of employment opportunities for its residents, including youth to withstand global market conditions and provide financial stability.

Objectives:

- To support existing businesses and attract a diverse range of new employment opportunities for new and existing residents.
- To provide opportunities for the establishment of new post-secondary educational facilities to stimulate investment and training in a range of employment sectors.
- To continue fostering partnerships with the First Nations and Métis to identify economic development and other opportunities.
- To ensure that there is a sufficient supply of municipally-serviced land for the expansion of industrial development that may expand and diversify the Municipality's economy.

Principle 5 – Complete Communities and Neighbourhood Design

The Municipality of Red Lake shall encourage new development (e.g. buildings, new neighbourhoods) to provide for a mix of uses in planning for complete communities.

Objectives:

- To support mixed-use neighbourhoods.
- To enhance the quality of life for existing and future residents by improving access to parkland, cultural and recreational facilities.
- To promote built form that may address the needs of present and future generations (i.e. live, work, play).
- To ensure that all aspects (e.g. buildings, streetscapes, landscapes) contribute to everyday living in a positive manner.
- To encourage place-making in any development through the implementation of public art and public spaces.

Principle 6 – Multi-Modal Transportation System

The Municipality of Red Lake shall encourage the provision of a range of transportation options that are accessible for persons of all ages and abilities by connecting people and places through coordinated land use, urban design, and transportation planning efforts.

Objectives:

- To promote an efficient and safe multi-modal transportation system for all users.
- To implement a linked network of safe and active transportation trails and pathways.

Principle 7 – Community and Aboriginal Engagement

The Municipality of Red Lake shall promote inclusivity of all people and backgrounds to participate and collaborate in achieving the Municipal Vision.

Objectives:

- To ensure that all stakeholders and the public have appropriate and adequate opportunities to participate in planning processes.
- To recognize and respect the cultural values and heritage, and to engage with the Lac Seul First Nation, Pikangikum First Nation, Wabauskang First Nation, the Northwest Métis Nation Council of Ontario and the Keewatinook Okimakanak (KO) Northern Chiefs Council.

SECTION 3 GENERAL POLICIES

These policies apply to all development in the Municipality of Red Lake. When considering planning applications, the following policies shall be considered, along with other policies in this Official Plan.

3.1 Settlement Areas

There are five serviced townships (i.e. settlement areas) in the Municipality: Red Lake, Balmertown, Cochenour, McKenzie Island and Madsen. Red Lake and Balmertown contain the majority of industrial and retail sectors, and are intended to accommodate the majority of growth over the planning horizon of this Plan. There are a number of infill residential opportunities in the townships.

1. It is the policy of this Plan to encourage the consolidation and revitalization of the existing townships, wherever appropriate and feasible.
2. No additional townships will be allowed to develop within the Municipality.
3. Future residential development in the Red Lake and Balmertown townships shall proceed on the basis of infilling, consent and plan of subdivision in those vacant areas that can be readily developed.
4. All future major commercial, industrial and institutional development shall be encouraged to locate in the defined areas of Balmertown, Red Lake and Cochenour shown on the attached Schedules.
5. No further commercial, institutional or industrial development shall be encouraged to locate within the Madsen, McMarmac or McKenzie Island areas, except for mineral mining, schools, churches, retail convenience stores and neighbourhood parks, subject to Zoning By-Law Amendment.
6. Total residential development in the Madsen township shall be restricted to 140 residential lots. Infilling, within the existing area, shall be encouraged, provided that the appropriate conditions for development are met. New development in the Madsen township shall not be permitted until it has been established that the proposed uses will be adequately serviced by full municipal water and sewage systems. Consultation with Council and the appropriate Provincial agency will be required. The proponent shall be required to submit written confirmation that these services are available.
7. Special policies shall be developed, as required, to protect the mines and industrial uses in all townships from land use conflicts.

3.2 Affordable Housing

1. Council will encourage affordable housing in the Municipality through residential

intensification, non-profit housing, and a mix of housing types.

2. It is the policy of this Plan to ensure that adequate housing is provided to the residents of the Municipality and to achieve this end, the Municipality may:
 - a. acquire and hold land, with or without buildings, for the purposes of a housing project;
 - b. survey, clear, grade, subdivide, service and otherwise prepare such land for the purposes of a housing project;
 - c. sell, lease or otherwise dispose of such land for a nominal fee or other consideration for a housing project; and
 - d. entertain temporary zoning amendments to permit the conversion of non-residential buildings for use as boarding facilities.
3. Given the issues identified with affordable housing in the Kenora District Services Board's (KDSB) 10-Year Housing and Homelessness Plan, Council will identify an appropriate definition of affordable housing; and establish targets for affordable housing in the municipality, based on the definition for both ownership and rental housing in the regional market area, and explore collaboratively with partners, such as the KDSB, how targets can be achieved, including utilizing techniques and tools such as Community Improvement Plans, permitting second units in existing dwellings, encouraging the creation of infill lots, the conversion of existing buildings for residential purpose, redevelopment of sites not previously used for residential purposes, promoting higher densities in new development, and permitting rooming, boarding and lodging houses where appropriate.

3.3 Land Use Compatibility

The proposed use of land in the Municipality must be compatible with adjacent land uses. Residential areas, and other uses of similar sensitivity, should be protected from undesirable air quality and excessive noise or vibration and other potential emissions and impacts through good land use planning and site plan control.

For the purposes of this policy, sensitive land uses shall be defined as buildings, amenity areas, or outdoor spaces, where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby facility. Sensitive land uses may be a part of the natural or built environment. Examples include residences, day care centres and educational and health facilities.

1. Appropriate buffering and separation distances will be required between all uses of land where there may be conflict that could result in adverse effects, detract from the enjoyment and functioning of the adjoining uses. Mitigation measures may include appropriate combinations of the following:
 - a. vegetation in the form of natural forested condition, or if disturbed, be landscaped with trees, bushes and grassed areas;
 - b. screening, such as berms, walks, fences, trellis work or other suitable structures;

- c. separation distances between uses in accordance with MOE Guidelines;
 - d. the prohibition of parking, loading and outside storage adjacent to residential uses;
or
 - e. regulations in respect to lighting and signs, so that they are deflected away or shielded from residential uses.
2. Where planning approvals are required to accommodate the establishment or expansion of either facilities or residential / sensitive land uses, proposals will be reviewed in accordance with the requirements of MOE Guidelines to ensure that land uses will be appropriately designed, buffered, and / or separated from each other to prevent adverse effects from odour, noise, and other contaminants, and minimize the risk to public health and safety. Where proposed developments may result in potential compatibility concerns, developers may be required to carry out noise assessments or other technical studies, in accordance with Ministry of the Environment Guidelines and the requirements of the Municipality to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and to determine separation distances and other mitigation that are necessary to reduce noise to acceptable levels.

Airport

3. Where lot or unit creation is proposed, or where planning approvals are required for the development of residential or other sensitive uses within one kilometre of the airport runway, an impact assessment addressing noise and other potential impacts, will be required. Impact assessments shall be completed by qualified consultant(s), and shall describe mitigation measures required to achieve provincial standards for indoor aircraft noise criteria. In addition, proposed development which, in the opinion of the airport manager or other certifying authority, exhibit the characteristics listed below, shall be considered incompatible with airport operations:
- a. impact the safe movement of aircraft in-flight and along runways, taxiways, taxi lanes, and aprons;
 - b. produce smoke or steam that could impact airport visibility;
 - c. produces, or reflects light which may cause a visual distraction to pilots and/or air traffic controllers;
 - d. attract wildlife activity either through the primary use or as a by-product of the use
 - e. impact the obstacle limitation surface of the airport;
 - f. impact navigation and communication equipment either through their location or construction material;
 - g. are noise sensitive and are located within close proximity of the maneuvering surfaces or flight path where noise disturbance resulting from aircraft operations is likely;
 - h. where foreign object damage is either produced on site or is a by-product of the use and could pose a hazard to aircraft and property resulting from wind, prop-wash, jet blast, rotor downwash, and wake vortices;

Industrial Use

4. For the purposes of this section, **light industrial uses** shall mean any industrial use in which the building or the structure thereby occupied or employed, the process carried on, the

materials used or stored, the machinery employed, and the transportation of materials, goods and commodities to and from the premises will not cause injury to or prejudicially affect the amenity of the locality by reason of the appearance of such building, structure, or materials, or by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste paper, waste products, grit, or oil.

For the purposes of this section, **medium industrial** uses shall mean an industrial use which produce periodic outputs of minor annoyance. Outputs include noise, odour, dust, vibration and may also include fugitive emissions.

For the purposes of this section, **heavy industrial uses** shall mean an industrial use which by reason of the process involved or the method of manufacture or the nature of the materials or goods used, produced, or stored is likely to cause by reason of gas or fumes, dust, objectionable odour, noise or vibration, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other material, a condition which prejudices the character of the neighbourhood or interferes with or may interfere with the normal enjoyment of any land, building or structure.

5. The potential influence areas and minimum required separation distances, in accordance with the Ministry of the Environment's D-6 Guideline – Compatibility Between Industrial Facilities and Sensitive Land Uses are as follows:

	<u>Potential Influence Area</u>	<u>Minimum</u>
Class I (Light Industrial)	70 metres	20 metres
Class II (Medium Industrial)	300 metres	70 metres
Class III (Heavy Industrial)	1,000 metres	300 metres

Separation distances required between industrial facilities and residential/other sensitive land uses shall reflect the potential influence areas, measured in accordance with MOE Guidelines. Development proposals resulting in smaller separation distances may be permitted to proceed provided that they are supported by detailed technical studies identifying a smaller actual influence area, and addressing noise, dust, odour, and other potential impacts and contaminants. Industrial and residential/sensitive land uses will not be located closer than the minimum separation distance identified.

6. The Zoning By-Law will contain provisions that require buffers and separation distances between any uses where there may be conflicts or where one use may detract from the enjoyment and functioning of adjacent uses.

Livestock Facilities and Manure Storages

7. New land uses, including the creation of lots and new or expanding livestock facilities, will comply with the minimum distance separation formulae, as amended from time to time.

Waste Disposal Sites

- i. Applications for planning approvals within 500 metres of a waste disposal site are

subject to the Waste Disposal Site section of this Plan.

Sewage Treatment Facilities

8. Where residential or other sensitive land uses are proposed in close proximity to sewage treatment facilities, separation distances in accordance with current provincial guidelines will be required.

The separation distance between any sewage lagoon and sensitive land uses shall be 400 metres unless the proponent can demonstrate by way of appropriate studies that the setback may be reduced. The minimum separation distance is 100 metres.

Highways

9. Where residential or other sensitive land uses are proposed within 250 metres of a provincial highway, the Municipality, in consultation with the Ministry of Transportation, may require that the proponent complete a noise study in accordance with the guidelines of the Ministry of the Environment. Where noise abatement measures are identified as required, they shall be designed and implemented to the satisfaction of the Ministry of Transportation.

Aggregate Extraction Operations

Where residential or other sensitive land uses are proposed within 300 metres of a licensed aggregate extraction operation, the Municipality, in consultation with the Ministry of the Environment, may require that the proponent complete a noise, dust, and vibration study in accordance with the guidelines of the Ministry of the Environment. Where abatement measures are identified as required, they shall be designed and implemented to the satisfaction of the Ministry of the Environment.

3.4 Contaminated Sites

Potentially contaminated sites include lands where contaminants may be present due to previous industrial, transportation, mining uses, utility or similar uses. Sources of site contamination can include disposal of waste materials, including mine tailings, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses, such as gasoline stations and automotive repair garages, have similar potential.

1. Where planning approvals are required or development is being proposed on lands that are contaminated prior to giving any consideration to the development proposal, Council shall require that the proponent submit, along with the development application, MOE Acknowledgement confirming the submission and filing of a Record of Site Condition on the Brownfields Environmental Site Registry.
2. New land uses will not be permitted until the site has been restored, in accordance with provincial guidelines and legislation.
3. In some cases, where site remediation requirements are known and feasible, planning approvals using a Holding Zone may be considered. In these instances, the remediation of the site and the submission of an MOE Acknowledgement confirming the submission and filing of a Record of Site Condition, shall be required prior to the removal of a holding

symbol. In the interim, uses permitted on such properties shall be restricted to existing land uses.

4. It should be noted that all of the townsite in the Municipality were developed on, or in close proximity to mine sites and that precautions should be taken to reduce exposure to arsenic.

3.5 Home Occupations

Home occupations are home-based businesses which are located on a residential lot, are accessory to the main residential use of the property, and operated by the occupant of the lot. Home occupations shall be permitted in residential units in the Townsite Residential Area, in the Rural Residential Area and in the Natural Resources Areas and shall include occupations such as accountant, caterer, music teacher, and personal care establishment. Home occupations shall not be permitted in accessory buildings in Townsite Residential Areas.

In the Rural Residential and Natural Resources Areas home occupations may also be permitted within an accessory building may include such uses as wood working shop, small engine repair, and the workshop of a self-employed tradesperson or contractor.

Where permitted, home occupations shall be clearly secondary to the residential use, and shall not change the character of the dwelling as a residence or become a nuisance to other residences or sensitive uses as a result of traffic, noise, dust, odour, or other impacts. They shall generally not employ more than one non-resident of the lot on which they are located.

The Zoning By-Law shall set out the specific requirements of a home occupation, including limitations on the size of the business, its location, parking requirements and the number of employees.

3.6 Group Homes

A group home is a residential use and is defined as a housekeeping unit in a residential dwelling in which live under responsible supervision.

1. A group home must be contained within a single detached, semi-detached or duplex dwelling and occupy the whole of the building.
2. All group homes shall be licensed or approved under provincial statute and be in compliance with the Zoning By-Law.

3.7 Secondary Dwelling Units

1. Secondary dwelling units are permitted in single-detached, semi-detached and townhouse dwellings in all residential designations with the exception of the Recreational Residential designation, provided that:
 - a. the principal dwelling unit is located in a designation that permits the residential use;
 - b. the secondary dwelling unit is located within the main building or a detached ancillary structure (e.g. a detached garage);

- c. there is adequate water and sewer capacity to accommodate the secondary dwelling; and
 - d. the secondary dwelling unit would not otherwise qualify as a garden suite.
2. Only one secondary dwelling unit is permitted on a lot.
3. Standards shall be established in the Zoning By-Law to govern compatibility with the main dwelling and surrounding land uses, as well as the size of secondary dwelling units and other performance standards.

3.8 Garden Suites

Garden suites are one-unit detached residential structures containing bathroom and kitchen facilities, and are designed to be portable and are accessory to an existing residential structure. Garden suites are an affordable housing type, in part, because they do not require the purchase of land, they are ancillary to existing dwellings, and are relatively inexpensive to install. A garden suite is an ancillary use to an existing principal dwelling and is designed to be portable.

Garden suites are especially suitable for some groups such as seniors because they provide affordable housing and enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit.

1. Garden suites shall be permitted in the Townsite Residential Area and in the Rural Residential Area designations. A garden suite may only be permitted as a temporary use subject to a Zoning By-Law Amendment and the use shall not exceed twenty years from the date of passing the By-Law. The Zoning By-Law shall include regulations for unit size and other performance standards.
2. Garden suites shall be permitted where there is adequate private water and sewage capacity on the lot to service the suite. Where the proposed garden suite is serviced by individual on-site sewage and / or water services, prior approval by the Northwestern Health Unit is required.
3. As per the *Planning Act* regulations for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the Municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:
 - a. the installation, maintenance and removal of the garden suite;
 - b. the period of occupancy of the garden suite by any of the persons named in the agreement; and
 - c. the monetary or other form of security that the Council may require for actual or potential costs to the Municipality related to the garden suite.

3.9 Mobile Homes

Mobile homes will be permitted in the Townsite Residential Area, provided they are located

within a mobile home subdivision and subject to an amendment to the Zoning By-Law.

1. Direct access to individual homes shall be provided and limited to internal roads.
2. The maximum density of development should not exceed 12 units per gross hectare and minimum parcel size shall be 600 square metres.
3. The mobile home subdivision shall be a minimum of 10 units in size.
4. Adequate on-site landscaping and buffer planting must be provided.
5. A minimum of 5% of the gross land area of the mobile home subdivision shall be allocated for open space recreational uses or cash in lieu thereof must be dedicated.
6. A site plan control agreement may be requested by Council.

3.10 Dormitories

Dormitories are permitted in the Natural Resources Area, in association with mining and forestry uses that are zoned in the Zoning By-Law. Dormitories have a residential character and may be considered sensitive use in relation to the Ministry of Environment guidelines. The applicable Ministry of Environment guidelines shall be consulted in the siting of any new dormitories. The Zoning By-Law will also provide for adequate separation of dormitories from on-site resource-based facilities.

3.11 Commercial Shopping Centre

A commercial shopping centre is a group of commercial establishments functioning as one unit with common parking facilities and access points.

The uses permitted in a commercial shopping centre will be those that provide for the sale of convenience goods such as foods, drugs, sundries and personal services, and may include a department store, places of entertainment and offices.

1. Commercial shopping centres will be permitted within the Highway Commercial Area provided that:
 - a. the complex is located on an arterial road;
 - b. adequate parking and loading/unloading areas are provided in accordance with the provisions of the Zoning By-Law;
 - c. adequate buffer plantings and landscaping is provided;
 - d. the complex is connected to full municipal services; and
 - e. an agreement is entered into between the owner and the Municipality to ensure that such internal or external services, as may be deemed necessary, will be provided by the owner to the specifications established by the Municipality, in accordance with the *Planning Act*.

3.12 Drive-Through Facilities

A drive-through facility is an establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking aisles. A drive-through facility may be in combination with other uses, such as a bank, restaurant or gas station.

1. Drive-through facilities may be permitted in the Townsite Employment Area and in the Highway Commercial Area designations subject to the policies set out under the Land Use Compatibility section and the Transportation section of this Plan.
2. In the Townsite Employment Area, drive-through facilities should not be located between a main building and the public street.
3. Drive-through facilities will be subject to site plan control. Site plans shall conform to the provisions of this section of the Official Plan, and shall ensure that pedestrian movements and vehicular movements are provided in a safe manner.

3.13 Portable Asphalt and Portable Concrete Plants

A portable asphalt plant means a small portable facility with equipment designed to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process. A portable concrete plant means a small portable facility with equipment designed to produce concrete, and includes stockpiling and storage of bulk materials used in the process. Portable asphalt plants and portable concrete plants are not of permanent construction, but are designed to be dismantled and moved to another location as required.

1. Portable asphalt plants and portable concrete plants used by a public road authority or their agents, shall be permitted throughout the Municipality, subject to the issuance of an Environmental Certificate of Approval (Air) from the Ministry of the Environment, except for the following locations:
 - in the townsites;
 - in Environmental Protection Areas;
 - on Hazard Lands; or
 - where severe environmental disruption will occur.
2. Portable asphalt plants and portable concrete plants shall be permitted without an amendment to this Plan or to the Zoning By-Law. The Municipality of Red Lake requests to be given adequate notice and an opportunity to provide comments regarding the opening of the plant. In commenting on proposed locations for portable asphalt and concrete plants, the Municipality shall consider the site's proximity to residential and other sensitive land uses. Portable concrete and portable asphalt plants shall require a current Environmental Compliance Approval (Air) under the *Environmental Protection Act*.
3. Portable asphalt plants and portable concrete plants shall be removed from the site upon completion of the road project.

3.14 Communication Towers

The Municipality of Red Lake recognizes that the installation of communication towers is required to supply, improve, and maintain the quality of service. It is recognized that the Zoning By-Law cannot prevent a telecommunication tower from being constructed, since the Federal Government has the approval authority under the *Radio Communications Act*. Industry Canada recognizes the importance of considering the potential impact of communication towers on the adjacent surroundings and the community.

1. Communication towers of 16.5 m in height or greater are designated as a structure under the Ontario Building Code and will be subject to building permits.
2. A proponent seeking to establish a communications tower shall work with the Municipality, seek input from the community, and meet the requirements as set out in the *Radio Communications Act*.
3. The Municipality of Red Lake may develop a protocol which establishes local guidelines to direct the siting of communication towers within the Municipality.

SECTION 4 LAND USE DESIGNATIONS

This section of the Plan establishes policies for the land use designations shown on Schedule A. These policies identify where different types of land use should locate in the Municipality. When considering proposals for development, Official Plan Amendments, Zoning By-Law Amendments, Consents, Plans of Subdivision or any other form of development requiring approval from the Municipality, the following policies shall be considered, along with other policies in this Official Plan.

For specific developments, whenever it is deemed appropriate, the Municipality shall refer to other agencies for the purpose of technical assistance related to these land use designations policies.

4.1 Townsite Residential Area

The intent of the Townsite Residential designation is to provide for residential development in the Municipality of Red Lake's five serviced townsites.

Permitted Uses

1. The predominant use of land in the Townsite Residential Area shall be housing in the form of single and semi-detached dwellings, mobile homes and medium density structures, such as townhouses, apartment buildings and retirement homes.

Other complementary and compatible uses such as schools, churches, retail convenience stores, neighbourhood parks and institutional uses, are also permitted, subject to a Zoning By-Law Amendment.

Townsite Residential Area Policies

2. A range of densities of development shall be encouraged to ensure a variety of housing forms. The Zoning By-Law will establish suitable setbacks for different densities of development to ensure that privacy and enjoyment of existing properties are not adversely affected by higher density housing.
3. Home occupations are permitted in the Townsite Residential designation, subject to the policies in the Home Occupations and Home Industries section of this Plan.
4. Development in these areas should occur in a contiguous manner as a logical expansion of existing development.
5. In recognition of the future needs of the population, new housing should provide opportunities for affordable housing as well as housing suitable for an aging population and persons with disabilities.

6. Larger scale development shall be phased to ensure that sewage capacity is not allocated prematurely.
7. Landscaping should be included in new development.
8. Local parks may be developed to serve the needs of new residents within the new residential development areas in accordance with the Parkland Conveyance policies of this Plan. Linkages to existing parks and open space areas shall be encouraged.
9. **Balmertown Residential Area Overlay**
Development on land shown as Balmertown Residential Area overlay on Schedule A3 shall be permitted, provided that potential site contamination has been adequately addressed as per the Contaminated Sites section of this Plan. The implementing Zoning By-Law for the subject lands shall incorporate a holding symbol “H” on the lands. The holding symbol “H” may be removed to allow for the development of residential uses only after the Municipality has received confirmation of the submission and filing of a Record of Site Condition, prepared by a qualified person in accordance with current Ministry of Environment Guidelines, and acknowledged by the Ministry of the Environment.

Prior to the removal of the holding symbol “H”, uses permitted on the subject lands shall be restricted to existing uses and structures.

4.2 Townsite Employment Area

The intent of the Townsite Employment designation is to provide for commercial development in the townsites of Balmertown and Red Lake.

Permitted Uses

1. Permitted uses within the Townsite Employment land use designation shall be the buying, selling and leasing of commodities and the supply of personal and business services.

Other permitted uses shall include public uses, institutional uses, utilities, professional offices, residential uses in the form of apartments over or behind ground floor commercial uses, and hotels and motels with adequate off-street parking facilities, together with a residence for a caretaker. Permitted uses in the Townsite Employment Area shall also include seaplane base operations, marinas, and associated uses such as offices, parking areas, storage, etc.

Townsite Employment Area Policies

2. The Townsite Employment Area in the Municipality should remain as compact as possible. New development should be planned as an extension of the existing commercial area.
3. Adequate parking facilities shall be provided by private business on the properties they are intended to serve. New commercial establishments shall provide adequate off-street parking and loading and unloading areas.
4. A public authority may assist to provide additional parking facilities within the Townsite Employment designation.

5. No open storage of materials shall be permitted in the Townsite Employment designation.
6. Efforts shall be made to design buildings, lighting systems and signs to achieve an attractive appearance and a high quality of development.
7. Residential units above and behind commercial uses shall be permitted.
8. Council shall encourage the establishment of a business improvement area, in consultation with the Chamber of Commerce, in an attempt to strengthen the primary commercial areas and coordinate improvements.
9. Commercial uses shall be subject to site plan control.

4.3 Highway Commercial Area

The Highway Commercial Area provides lands for the development of commercial uses that cater to the travelling public and local residents and that may require large land areas.

Permitted Uses

1. Permitted uses within the Highway Commercial designation shall include but not be limited to highway and service commercial uses, gasoline and service stations, vehicle and equipment service and sales establishments, tourist commercial establishments, retail and service shops, building supply and garden centres, bulk supply establishments, and commercial shopping centres.

Highway Commercial Area Policies

2. Highway Commercial uses located on a Provincial Highway shall be subject to approval by the MTO or the local jurisdiction where a connecting link agreement has been signed. The provision of service roads shall be encouraged, where appropriate, and shall be designed in accordance with the MTO requirements.
3. Adequate off-street parking and loading and unloading areas shall be provided in all commercial developments.
4. Highway Commercial uses that are proposed within the townsites shall be serviced by municipal sewer and water systems. However, where highway commercial uses are proposed outside of the serviced townsite boundaries, private servicing systems may be considered and designed to the satisfaction of the appropriate Provincial agency, the Northwestern Health Unit and the Municipality.
5. Adequate buffering and physical separation shall be provided between any highway commercial use and surrounding residential or other sensitive land uses. Such buffers may include fencing, trees, shrubs, grassed areas, berms and other forms of screening acceptable to the Municipality or other appropriate jurisdiction.
6. The Highway Commercial Area shall be subject to Site Plan Control.

4.4 Open Space

Open Space provide opportunities for recreation throughout the Municipality.

Permitted Uses

1. Permitted uses within the Open Space land use designation shall include community parks, public and private non-commercial recreational uses, cemeteries, public utilities and accessory uses. Recreation dwellings shall not be permitted except as accessory uses. Small scale commercial uses which enhance the enjoyment of the open space and outdoor recreational uses shall be permitted as accessory uses.

Open Space Policies

2. Where land designated as Open Space is under private ownership, this Plan does not intend that this land will necessarily remain as Open Space indefinitely, nor shall it be construed as implying that such land is free and open to the general public, or that it will be purchased by some public agency. If proposals to develop such lands are made, and no public agency has an interest in its acquisition, then an application for re-designation to another use by amendment to this Plan shall be considered by Council.
3. Only buildings and structures which are accessory to, and enhance, an open space or recreational activity shall be allowed. Such buildings shall be designed and located to complement the site.
4. Adequate off-street parking, and pick-up/drop-off areas shall be provided in all open space uses or public facilities so as to not generate high traffic volumes on primarily residential roads.
5. Public parks should be developed, where possible, in association with existing open space uses or public facilities.
6. Public parks should be centrally located and accessible to the general population.
7. The Municipality shall seek to provide open space and recreational facilities in conjunction with future residential development in accordance with the Parkland Conveyance policies of this Plan as funds become available.

4.5 Industrial Area

Permitted Uses

1. Permitted uses in the Industrial Area include manufacturing, assembling, processing, warehousing, storage, public utilities (including sewer and water treatment facilities), sea plane base operations, docks, marinas, etc.

Associated offices, public and accessory buildings, utilities, and an association dwelling unit will also be permitted. The implementing Zoning By-Law shall contain provisions to ensure that residential units are adequately separated from industrial uses, both on and off the property.

2. Goldcorp Inc. and Two Feathers Forest Products, LP Mining Claim 6685; Mining Claims KRL 423 (recorded as KRL 10139), KRL 424 (recorded as KRL 10138), KRL 5385 (recorded as KRL 19214), and KRL 5386 (recorded as KRL 19217); and Part of Mining Claims KRL 5388 (recorded as KRL 19215) and KRL 5389 (recorded as KRL 19218), located approximately 2 kilometres north-west of Balmertown on the west side of the Nungesser Road, Municipality of Red Lake, District of Kenora (102 hectares).

The use of the subject lands for industrial purposes, including the construction of a laminated post and beam factory, shall be permitted provided that no residential or other sensitive land uses shall be located on the property.

The implementing Zoning By-Law for the subject lands shall not permit residential or other sensitive land uses, such as, but not limited to, day care centres, educational facilities, and health facilities.

Industrial Area Policies

3. Commercial uses which require large storage facilities, or which are involved in repair or construction activities, may be allowed in the Industrial land use designation provided they are compatible with industrial development.
4. Proponents of planning approvals to provide for new or expanded industrial uses may be required to address all of the following matters:
 - a. compatibility with surrounding land uses, in particular the possible effects of noise, vibration, odour, dust, litter, and other emissions and contaminants on residential or other sensitive land uses;
 - b. the adequacy of, and potential impacts on, vehicular traffic, and on road and transportation systems, including the Red Lake airport;
 - c. the provision of adequate ingress/egress, off-street parking and loading facilities, and pedestrian access and circulation;
 - d. impacts of traffic to and from the site on adjacent residential areas;
 - e. the adequacy of, and potential impacts on, waste disposal facilities;
 - f. suitability of the site for the proposed use, including factors such as drainage, topography, and soil conditions;
 - g. potential impacts on ground and surface water quality and quantity, and the adequacy of proposed stormwater management systems;
 - h. potential impacts on the natural environment including, where applicable, fish habitat and other natural heritage features;
 - i. where the proposed use would be served by municipal water and sewage services, the adequacy of, and potential impacts on, those services;
 - j. visual impact of the proposed use; and
 - k. proposed mitigation measures to address the matters identified above.

In some cases, proponents may be required to provide technical studies, prepared by qualified professionals, to assist in the evaluation of a development proposal and, where applicable, to identify appropriate separation distances, buffering techniques, or other mitigation measures to prevent adverse effects.

5. Industrial uses that are proposed within the Townsite areas shall be serviced by municipal sewer and water systems, and shall have their method of waste disposal found to be acceptable by the Municipality and the Ministry of the Environment. Where industrial users are proposed outside of the Townsite areas, private servicing systems may be considered and will be designed to the satisfaction of the Municipality, the Northwestern Health Unit and the appropriate Provincial agency.
6. Industrial uses outside of the Townsite areas shall only proceed if approval for private water and sewage services is granted by the Ministry of the Environment and/or the Northwestern Health Unit.
7. Development in the Industrial land use designation shall take place in an orderly manner, with development occurring primarily by plan of subdivision.
8. Adequate buffering and physical separation shall be provided between an industrial area and surrounding incompatible land uses such as residential, retail commercial, recreational and institutional uses. Such buffers may include fencing, trees, grassed areas, berms and other forms of screening acceptable to the Municipality in accordance with the Land Use Compatibility section of this Plan.
9. Notwithstanding anything to the contrary in the Official Plan, mineral extraction and associated appurtenances and activities such as ventilation shafts and diamond drilling, will be permitted in the Industrial Area at the Red Lake Airport so long as these do not constitute a hazard to the normal aircraft operations.
10. Development shall be subject to Site Plan Control.

4.6 Rural Residential Area

The Rural Residential Area is intended to accommodate limited residential development over the life of this Plan.

Permitted Uses

1. Permanent residential uses of land will be permitted in the Rural Residential land use designation. These areas serve to provide a wide variety of residential opportunities within the Municipality.

Rural Residential Area Policies

2. The minimum lot size for lots in the Rural Residential Area shall be 1.0 hectare in size, with a minimum lot width of 45 metres. Notwithstanding this, a development proposal with lot sizes of less than 1.0 hectare may be permitted subject to an applicant addressing the adequacy of groundwater quality and quantity, and potential impacts on groundwater in accordance with provincial guidelines.
3. Garden suites shall be permitted subject to the Garden Suite section of this Plan.

4. Permanent and recreational residential development in the Rural Residential Area shall satisfy the following conditions:
 - a. proponents shall consult with the Municipality to determine whether the proposed development may impact the Municipality's natural heritage and cultural heritage features.
 - b. the Ministry of Northern Development and Mines (MNDM) shall be consulted prior to the granting of any planning approval or the creation of any lots or units, within the Rural Residential Area. Development may be considered within the Rural Residential designation where Council is satisfied, following consultation with MNDM, that the rehabilitation of mine hazards potentially affecting the lands has been adequately addressed in accordance with the mine hazard policies contained in the Hazard Land section of this Plan; and
 - c. the owner signs an agreement to be registered on title setting out the municipal services to be provided to the property.
 - d. permanent residential development in the Rural Residential Area shall abut an open and year-round, publicly maintained road that has been constructed to municipal standards.
5. Part of Mining Claims KRL-2134, KRL-2137, and KRL-2138, and Part of Location CL 5932, Township of Dome, now in the Municipality of Red Lake (former Skookum Bay Sawmill site)

Prior to the granting of planning approvals, or the creation of lots or units on the subject lands, the submission of the following information will be required:

- a Record of Site Condition; and
- an archaeological assessment, in accordance with the requirements of Archaeological Resources policies of this Plan.

This site is also subject to the servicing policies, the land use compatibility policies and the natural and cultural heritage features policies of this Plan.

4.7 Rural Commercial Area

It is the intent of this Plan to provide policies to guide the establishment of rural commercial facilities and institutional uses outside of the townsites.

Permitted Uses

1. Permitted uses in the Rural Commercial Area include institutions, hotels, motels, tourist cabins, dining rooms, restaurants, lounges, beverage rooms, camping grounds, private beaches, marinas, docking facilities for boats and airplanes and hunting, fishing and camping supplies, and rural residential uses.

Rural Commercial Area Policies

2. Adequate on-site parking shall be provided.
3. No open storage of refuse or garbage shall be permitted.

4. The development must provide private servicing systems as per the Servicing section of this Plan.
5. Buildings, offices and retail activities accessory to the Tourist Commercial use and a residence for a caretaker and staff will be permitted uses.
6. Commercial uses shall be subject to site plan control.
7. In the case of rural residential uses, the use shall comply with the policies of Section 4.6 of this Plan in addition to all other applicable policies.

4.8 Natural Resources Area

The Natural Resources Area is located beyond the townsite boundaries shown on Schedules A1 to A4. This area is intended to accommodate land uses of a rural character.

Permitted Uses

1. Permitted uses include forestry operations, mining and aggregate removal, mineral exploration, agriculture, public and tourist recreation facilities, recreational residences, wildlife management, wayside pits and quarries, communications facilities, and dormitories associated with mineral mining or forestry operations. Extensive forms of outdoor recreation activity such as hunting, fishing, nature trails, boating, fishing and hunting camps, tourist lodges, and marinas are also permitted.
2. Notwithstanding any other policy in this Official Plan, a concrete plant located on the part of Mining Claims KRL 125 and KRL 126 which is designated as Natural Resources shall be permitted to supply concrete offsite for commercial use. Specifically being the production and sale of concrete for uses both related and unrelated to mine use.
3. Notwithstanding any other policy in this Official Plan, existing rural residential uses in the Natural Resources are recognized and permitted in the Zoning By-Law. The foregoing does not oblige the Municipality to provide additional services to lands in the Natural Resources Area that are zoned for rural residential or recreational residential uses.

Natural Resources Area Policies

4. Proposals will be evaluated according to the following criteria:
 - a. the use abuts and/or direct access is provided to, a public road allowance, (excepting where recreational residential lots, private hunting and fishing camps, tourist lodges and marinas with access by water only are involved), that is the responsibility of, and maintained by, an appropriate public agency;
 - b. the use will not generate a volume of traffic that exceeds the capacity of the road system; and
 - c. All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time..

5. Tourism-related development and resource related development in the Natural Resources land use designation may be permitted on privately owned and maintained roads, or with water access, where road access is not appropriate.
6. Existing mineral mining operations are recognized as permitted uses in the Natural Resources designation. Former mining operations in Madsen, Red Lake, and Cochenour are encouraged to re-open. It is not the intention of this plan to restrict or control in any way, mineral exploration and drilling activity.
7. The re-use of former mining facilities in Madsen, Red Lake, and Cochenour for industrial activities is encouraged. Such proposals may require an Official Plan Amendment to designate the lands for industrial use.
8. New mining operations will be permitted in the Natural Resources designation with a Zoning By-Law Amendment. Proponents of planning approvals required to provide for new mining operations may be required to address the following matters;
 - a. compatibility with surrounding land uses, in particular the effects of noise, vibration, odour, dust, litter, and other emissions and contaminants on residential or other sensitive land uses;
 - b. the adequacy of, and potential impacts on, vehicular traffic, and road and transportation systems;
 - c. potential impacts on ground and surface water quality and quantity, and the adequacy of proposed stormwater management systems;
 - d. potential impacts on the natural environment including, where applicable, fish habitat and other natural heritage features;
 - e. visual impact; and
 - f. proposed mitigation measures to address the matters identified above.

Proponents may be required to submit technical studies, prepared by qualified professionals, to assist in the evaluation of the proposed development, and where applicable, to identify appropriate separation distances, buffering techniques, or other mitigation measures to reduce adverse effects to acceptable levels.

9. Camps and lodges shall be recognized and placed in an appropriate zone in the implementing Zoning By-Law.

New proposals shall require an amendment to such By-Law and shall be evaluated in accordance with the following criteria:

- a. the proposal is compatible with adjacent uses;
- b. the proposal does not have an adverse effect on the Municipality's natural heritage and cultural heritage features as per the policies of this Plan; and
- c. private water supply and sewage disposal facilities are provided as per the servicing policies of this Plan.

10. Travel trailer parks and commercial campgrounds proposals shall be evaluated in accordance with the following criteria:
 - a. the proposal is compatible with adjacent uses;
 - b. the use shall be of seasonal nature. Year-round occupancy of travel trailers or commercial campgrounds will not be permitted;
 - c. adequate on-site parking and an internal road system providing for the safe movement of vehicular and pedestrian traffic shall be provided;
 - d. existing topographic and physical features will be preserved as much as possible;
 - e. water supply and sewage disposal facilities satisfactory to the Northwestern Health Unit, and the Ministry of the Environment;
 - f. the proposed use has direct frontage onto or is connected to a publicly-owned and maintained road;
 - g. the proposed use does not hinder the continuation or expansion of an existing use or preclude new mineral resource or aggregate operations. The proponent shall consult with the Municipality and the appropriate Provincial agency to determine which use is most appropriate in this location.

Existing travel trailer sites and campgrounds shall be recognized and placed in an appropriate zone in the implementing Zoning By-Law. New proposals shall require an amendment to such Zoning By-Law.

11. Recreational residences are dwellings that are used for intermittent residential occupancy that are not considered to be used as a permanent residence.
12. Recreational residential lots shall be a minimum of 1.0 hectare in size, with a minimum lot width of 45 metres.
13. The policies of this Plan with respect to recreational residential development in the Municipality accessible by road are as follows:
 - a. all proposed developments on private land should proceed on the basis of a registered plan of subdivision or by application for consent and satisfy the requirements of the resource management and cottage subdivision policies and programs of the Ministry of Natural Resources (MNR);
 - b. the proposed use does not hinder the continuation or expansion of an existing use or preclude new mineral resource or aggregate operations. The proponent shall consult with the Municipality and the appropriate Provincial agency to determine which use is most appropriate in this location.
 - c. existing recreational residential developments shall be recognized and placed in an appropriate zone in the Zoning By-Law. New proposals shall require an amendment to the Zoning By-Law.
14. The policies of this Plan with respect to recreational residential development along the water within the Municipality are as follows:

- a. most proposed developments must proceed on the basis of a registered plan of subdivision. Recreational residential development will be allowed to proceed on the basis of applications for consent in instances of infilling or as approved by Council;
- b. site conditions must be suitable for individual water and sewage systems, that are capable of meeting the Northwestern Health Unit, and/or Ministry of the Environment standards;
- c. natural site features and tree cover should be retained where possible and incorporated into the overall development scheme;
- d. the developer shall, if required submit a detailed site plan to the Municipality indicating:
 - development capability of the subject property for recreational residential use;
 - internal road and lot layouts;
 - the location of utility systems;
 - a proposed phasing schedule for the development; and
 - the impact on the surrounding natural or aquatic environment.
- e. permanent occupancy in recreational residential areas will not be permitted.
- f. the provision of municipal services, especially snow clearance and road maintenance, in recreational residential areas will be limited;
- g. the developer shall enter into a subdivision agreement with the Municipality and be responsible for the provision of such internal or external services as may be required in the specifications of the agreement.

4.9 Waste Disposal Site

Waste Disposal Sites are landfills, dumps, incinerators and any other facilities providing for the long-term storage or destruction of municipal solid waste. Composting, recycling and transfer facilities are industrial uses.

Human health and safety may be affected within the area of influence of an operating or non-operating waste disposal site. The most significant contaminant discharges and visual problems normally occur within 500 metres of the perimeter of the fill area. For the purpose of this policy the 'fill area' means the area of a waste disposal site that was set aside for land filling or dumping.

The actual area of influence will vary for every waste disposal site.

Waste Disposal Site Policies

1. Waste Disposal Sites are designated on Schedule A in order to recognize their function and their potential impact on surrounding land uses.
2. The Municipality of Red Lake will require an Official Plan Amendment for the establishment of any new Waste Disposal Site. Expansion of waste disposal sites will require a Zoning By-Law Amendment. The Municipality will evaluate applications based on a completed Environmental Assessment or an Environmental Screening Report under Regulation 101/07 of the Environmental Assessment Act considering such items as the:
 - a. rationale for the undertaking;

- b. potential impact on the Municipality's commitment to waste reduction, reuse and recycling;
 - c. potential community, public health, transportation, environmental, visual, financial and land use impact of the facility;
 - d. use of mitigation measures, such as buffers and setbacks, to address potential land-use conflicts;
 - e. potential impacts and mitigation measures related to roads and haul routes to the facility;
 - f. environmental monitoring of the facility; and
 - g. the end use of the facility.
3. The Zoning By-Law will restrict the location of Solid Waste Disposal facilities to specific sites.
4. Land within 500 m of an operating or non-operating waste disposal site boundary is considered to be the influence area of the site. However, where the Municipality or the owner of the site has determined through an Environmental Assessment or similar study that significant ground, surface or airborne impacts occur at a distance greater than 500 m, the greater distance will establish the influence area.
5. Proponents for any development that requires planning approvals on land within the influence area of a waste disposal site will undertake a study, in consultation with the owner/operator of the disposal site, to demonstrate that the solid waste disposal site will not have any adverse effects on the proposed development and will not pose any risks to human health and safety. Particular attention will be required for those proposals that will accommodate people or include animal husbandry or food production. Where an operating solid waste disposal site is involved, the Municipality must be satisfied that the development will not impact the continuing operation of a solid waste disposal site.

The study must be undertaken by a qualified professional and must also conform to the Contaminated Sites policies of this Plan. The study will be consistent with provincial regulations and guidelines and address the presence and impact of the following: contamination by leachates, surface runoff, ground settlement, visual impact, dust, noise, soil contamination and hazardous waste, and landfill-generated gases. Particular attention shall be given to odour and the production and migration of methane gas.

Notwithstanding the requirement for a study the following compatible uses do not require a study: utilities, waste-processing facilities, transportation routes, forestry activities, and gravel pits, quarries and other mining activities.

6. No new land use will be permitted within 30 metres of:
 - the licensed perimeter of an operating site; or
 - the 'fill area' of a non-operating waste disposal site.
7. No reuse of a non-operating solid waste disposal site may occur within 25 years of closure, unless approved by the Minister of the Environment under the *Environmental Protection Act*. The Zoning By-Law will be amended to reflect the new proposed use.

4.10 Environmental Protection Area

Environmental Protection Areas include lands required for the protection of groundwater or for other environmental reasons. Environmental Protection Areas are shown on Schedule A.

Permitted Uses

1. The uses permitted in or adjacent to lands designated as Environmental Protection Areas are to be non-intrusive uses, such as conservation and non-intensive recreation, provided that such land uses maintain or enhance the natural features of the area.

Environmental Protection Area Policies

2. No development or site alteration shall be permitted within Environmental Protection Areas, unless it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.
3. In situations where development is proposed in an Environmental Protection Area, the proponent may be required to submit an Environmental Impact Study (EIS) as per the Environmental Impact Study section of this Plan. Undertakings which have satisfied the provision of the *Environmental Assessment Act* shall not require any additional studies.

4.11 Hazard Land

The Hazard Land designation has been determined as being those lands having inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability, mine tailings, hazardous sites or any other physical condition which would be severe enough to pose a risk of loss of life and/or cause property damage and social disruption if development were to take place upon these lands.

Hazard lands are shown on Schedule A. Known mine hazards are also shown on Appendix B attached hereto. Those lands designated as Hazard Land do not constitute a detailed, accurate definition of all those lands within the Municipality which are hazard prone.

The Hazard Land designation also includes those lands which front onto the shoreline of Red Lake and which are below an elevation of 356.7 metres C.G.V.D. 1927 for sheltered areas not exposed to wave action, or below an elevation of 357.3 metres C.G.V.D. 1927 for exposed areas. For shoreline areas not fronting on the shoreline of Red Lake, the Hazard Land designation includes all lands within 15 metres of the top-of-bank of any watercourse or water body.

Permitted Uses

1. Permitted uses on the lands shown as Hazard Land on Schedule A shall be limited to watershed management, conservation, wildlife management, and certain public utilities which, by nature of their use, must be located adjacent to a watercourse or water body.

General Hazard Land Policies

2. There is no public obligation to re-designate or to purchase lands within the Hazard Land designation.
3. The expansion, enlargement or reconstruction of any existing uses within areas designated as Hazard Land is not permitted.

4. No buildings or structures shall be permitted in areas designated as Hazard Land except where such are intended for flood or erosion control, or are normally associated with watercourse protection works or bank stabilization projects, and are approved by the Council and the Ministry of Natural Resources. Other uses normally associated with waterfronts, such as docks, boathouses, marinas and marina facilities, parks and recreation facilities, and other uses compatible with a flood hazard, are also permitted in these areas.
5. No placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted without the written consent of the Municipality and where required the Ministry of Natural Resources.
6. The straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse shall not be permitted unless a permit is issued. Where required, prior provincial approval shall be obtained. In addition, where required under the federal *Fisheries Act*, prior authorization from the Federal Department of Fisheries and Oceans and / or the Ministry of Natural Resources must also be obtained.
7. Lands within the Hazard Land designation will not be accepted as part of the dedication for park purposes required under the *Planning Act*.
8. Where land designated Hazard Land is under private ownership, this Plan does not intend that it will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the Municipality or any other public agency.
9. Requests to re-designate Hazard Lands will be given consideration after a study, prepared by a qualified consultant, has been submitted by the proponent to investigate and address the following:
 - a. the existing environmental hazard;
 - b. the hazard can be safely addressed, and the development and site alteration is carried out in accordance with established Provincial Standards and Procedures;
 - c. new hazards are not created and existing hazards are not aggravated;
 - d. no adverse environmental impacts will result;
 - e. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - f. the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances; and
 - g. the costs and benefits, in monetary terms, of any engineering works or resource management practices needed to overcome these impacts.
10. An amendment to this Plan will not be required for changes to the boundaries of the Hazard Land designation which are deemed to be suitable by Council after consultation with the MNR. Where such changes occur, the Zoning By-Law shall be amended accordingly. Where lands are removed from the Hazard Land designation, the appropriate abutting land use designation shall apply.

Mine Hazard Policies

11. Mine hazards include areas where the operation of mines or former mines has left the lands in a hazardous state. Mine hazards include any feature of a former mine defined in the *Mining Act* or any related ground disturbance that has not been rehabilitated (e.g. contaminant, mine shaft, pits). Mine hazards may pose a threat of injury and potential loss of life if they are not mitigated or rehabilitated.
12. The Municipality shall require applicants for any proposed new development within 1,000 m of a mine hazard symbol to consult with the Ministry of Northern Development and Mines regarding the nature of the hazard, and any remediation measures that may be required under the *Mining Act*.
13. No development or site alteration shall proceed until rehabilitation measures to address and mitigate known or suspected hazards have been completed to the satisfaction of the Municipality and the Ministry of Northern Development and Mines. Where rehabilitation requirements and mitigation measures identified in study are met, development and site alteration shall be permitted, subject to the policies of this Plan. The underlying land use designation shown on Schedule A shall apply. A Zoning By-Law Amendment may be requirement to permit the development to proceed.
14. The policies contained in the Potentially Contaminated Sites of this Plan shall apply to lands that may be contaminated due to the presence of mine tailings.

Wildland Fire Hazard Policies

15. Where new development is proposed on lands which are subject to wildland fire risk:
 - i) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
 - ii) Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry.
 - iii) Proponents may be required to undertake a site assessment to determine the presence of hazardous forest types for wildland fire, as may be indicated by generalized wildland fire hazard information. If development is proceeding where hazardous forest types are present, mitigation measures should be identified by proponents to outline how the risk will be lessened.

4.12 Crown Land Overlay

Crown Lands are administered by the Ministry of Natural Resources. The Municipality of Red Lake does not have jurisdiction over Crown Lands. Crown lands are shown on Schedule A and on Schedule A1. An amendment to the Crown Land Use Policy Atlas (CLUPA) is required to be undertaken prior to the Crown allowing for dispositions or new land use on Crown Land.

1. The Ministry of Natural Resources is encouraged to have regard for the policies and schedules of this Plan and to consult with the Municipality of Red Lake with respect to the use and disposition of Crown Lands.
2. All proposed development on Crown Lands in and outside of the townships will require consultation and approval from the MNR.

Crown lands located within the Township of Red Lake as shown on Schedule A1 are currently being evaluated for potential disposition. Prior to disposition, decisions involving Crown land must take into account environmental and ecological implications. Until MNR completes its evaluation, the land shall be restricted to the uses permitted in the Natural Resources Area

SECTION 5 NATURAL AND CULTURAL HERITAGE FEATURES

The policies in this section of the Plan apply to development and site alteration which may have an impact on, or be impacted by, one of the Municipality of Red Lake's heritage features and areas shown on Schedule B to this Plan.

5.1 Natural Heritage

Natural heritage is a system composed of natural heritage features and areas, which are linked by natural corridors. The diversity and connectivity of natural features and the long-term ecological function and biodiversity of the Municipality's natural heritage systems shall be maintained, restored, or improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features. When potential development may have an impact on, or be impacted by, one of the natural heritage features and areas described in this section, the Municipality may refer to the appropriate agency for comment.

Council recognizes that all of the undeveloped land of the Municipality may be suitable habitat for a variety of wildlife species.

As many ecologically sensitive areas are kept confidential by the Ministry of Natural Resources to aid their protection and as many of these areas are dynamic features they are illustrated in Appendix 'A' to this Plan. This Municipality will update this Appendix on a yearly basis, in consultation with the Ministry of Natural Resources, to ensure its currency. As certain natural heritage features (in particular, significant wildlife habitat, habitat for endangered or threatened species or fish habitat) could occur in other areas within the municipality, the potential for presence of these features should be considered in the review of every development or site alteration proposal.

5.2 Areas of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSI) mean areas of land and water containing natural features which have been identified as having value related to natural heritage protection, scientific study or education. The identification of candidate ANSIs shall be determined in consultation with the Ministry of Natural Resources.

1. The Ministry of Natural Resources is responsible for identifying candidate ANSIs. There are no identified candidate ANSIs in the Municipality of Red Lake.
2. Development may be permitted in areas of natural and scientific interest provided it does not impact on the natural features or ecological functions for which the area has been identified.

3. Where development or site alteration is proposed within 120 m of the boundary of the ANSI, the proponent shall provide the Municipality with an Environmental Impact Statement (EIS) that demonstrates that there will be no negative impacts on the ANSI or on its ecological features and function.

5.3 Endangered and Threatened Species

The *Endangered Species Act* (ESA) prohibits the killing, harming, harassment, capture, or taking of endangered or threatened species, and the damaging or destroying of their habitat. The presence of endangered or threatened species shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with Ministry of Natural Resources staff.

1. Anyone undertaking an activity is responsible for ensuring that the activity does not contravene the *Endangered Species Act*. Development or site alteration must be planned and considered in accordance with the provisions of the Act. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
2. Development and site alteration proposals should be evaluated for the presence of endangered or threatened species or their habitats in consultation with the Ministry of Natural Resources and Forestry (MNR). If endangered or threatened species or their habitats are known or likely to occur on site, an appropriate level of ecological site assessment should be completed by a qualified person and appropriate mitigation measures put in place as established through the Endangered Species Act regulations and policy.
3. Locations of habitat for threatened and endangered species are considered sensitive values. To protect the value, known habitat for threatened and endangered species is not shown on the schedules to this Plan.

5.4 Fish Habitat

The Municipality of Red Lake supports the preservation of fish habitat. It is recognized that the Ministry of Natural Resources (MNR) has a lead role in supporting planning authorities in carrying out their responsibilities and that the Department of Fisheries and Oceans Canada (DFO) is the delegated authority to authorize alteration, disruption and destruction of fish habitat. Under that *Federal Fisheries Act*, fish habitat is defined as spawning grounds and nurseries, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Fish habitats are illustrated on Appendix 'A'.

1. MNR is the lead agency for identifying known fish habitat and approving the delineation of fish habitat.
2. Council may adopt a plan which establishes minimum setbacks from rivers, lakes, streams and other surface water in watersheds and subwatersheds. Until Council has adopted such a plan, the minimum natural vegetated cover adjacent to fish habitat is 30 m.
3. The minimum setback requirement may be reduced to 20 m where it is demonstrated that the proposal satisfies Policy 2.1.6 of the Provincial Policy Statement (2005).

4. Development and site alteration in fish habitat shall not be permitted except in accordance with provincial and federal requirements.

5.5 Wetlands

Wetlands are essential components of ecosystems that contribute to the high quality of the environment. Wetlands control and store surface water to assist in flood control, function as sediment traps to improve water quality, provide habitat for a variety of plant and animal species, and function as recharge areas for groundwater resources. Wetlands mean lands that are seasonally or permanently covered by water as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favored the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

1. The Ministry of Natural Resources is responsible for classifying wetlands, which are shown on Schedule B.
2. Development and site alteration shall not be permitted on or within 30 m of a wetland unless it is demonstrated through an Environmental Impact Statement (EIS) that the development or site alteration will not result in a negative impact on the wetland feature or its functions.
3. New utilities/facilities shall be located outside of wetlands, where possible.

Provincially Significant Wetlands

4. Any wetlands that are identified as provincially significant may be added to this Plan without an amendment. Minor changes to the boundaries of any identified provincially significant wetlands shall not require an amendment to the Official Plan.
5. Where development and/or site alteration is proposed within 120 m of the boundary of a provincially significant wetland, the proponent shall provide the Municipality with an Environmental Impact Statement (EIS), prepared by a qualified professional and in accordance with the Environmental Impact Statements section of this Plan, which demonstrates that there will be no negative impacts on the wetland or its ecological function. Where warranted by site and species-specific factors, development proposals further than 120 m from portions of a wetland may also require an Environmental Impact Statement. MNR is responsible for reviewing and accepting EISs relating to development and/or site alteration next to provincially significant wetlands.
6. Where the provincially significant wetland areas are in private ownership, public use and access to these lands for any purpose is not permitted without the consent of the owner.

5.6 Water

Protection of drinking water by limiting the risk of contamination from existing land use practices and from future land uses is critical to ensuring public health and safety. In Red Lake the Municipal Water Supply is supplied by surface water from surrounding lakes.

1. In considering any change in land use or new land use activities which pose a threat to the

drinking water resource and which require approval by the Municipality or any other public authority, the proponent may be required to submit a report prepared by an engineer knowledgeable in hydrology which addresses the following:

- a) the potential for water contamination;
- b) feasible and remedial actions to minimize or effectively eliminate the potential for drinking water contamination; and,
- c) actions / measures to be undertaken to minimize the risk of contamination.

Said report shall be required at the time of application.

2. The Municipality may, within the limits of its statutory authority, adopt measures to regulate land use practices and activities that pose a risk to contamination of the drinking water resources. The adoption of best management practices shall be encouraged through public education and awareness programs.
3. Development proposals shall address the impacts of stormwater quality and quantity on the lands and waters downstream. Stormwater Management Plans, consistent with the intent and objectives of the Ministry of the Environment's Stormwater Management Planning and Design Manual shall be required as a condition of development approval for any plan of subdivision, industrial development proposal, or any other large scale development within the Township.
4. Proposed developments may be required to incorporate stormwater management practices directed to minimizing stormwater volumes and contaminants, and increasing or maintaining the extent of vegetative and pervious surfaces. Where required under the *Ontario Water Resources Act*, permits, approvals, and registrations may be required for proposed stormwater management facilities.
5. Where lake capacity has been identified as a potential concern, the completion of a Lakeshore Capacity Assessment will be required to determine if remaining capacity is available for additional shoreline development.

In these situations, except where development will be serviced by full municipal sewage and water services, proposals for lot creation, redevelopment, conversion, or the intensification of existing uses within 300 metres of the shoreline will only be considered where the results of a Lakeshore Capacity Assessment, prepared according to the Lakeshore Capacity Assessment Handbook 2010, as may be amended from time to time, have confirmed that there is sufficient development capacity remaining to support the proposal.

6. This plan recognizes the importance of shoreline vegetative buffers in improving water quality and preventing erosion. To minimize the impacts of development on water quality, the municipality will encourage waterfront property owners to limit the clearing of natural vegetation within 30 metres of the high water mark to no more than 25 percent of this area. Further, where new shoreline development is proposed, the provision of a 30 metre non-development setback will be required, and property owners will be encouraged to maintain a vegetative shoreline buffer of at least 10 metres in width. Requirements for vegetative

buffers along the shoreline may be implemented through the use of site plan control.

The Municipality shall also encourage, through planning approvals and other mechanisms such as landowner education, the use of Best Management Practices for shoreline development, including measures such as the following:

- locating on-site sewage systems where native soils are deepest, and at the furthest distance possible from the shoreline. A minimum setback of 30 metres for sewage systems is recommended wherever possible;
- minimizing the clearing of natural vegetation on the site, particularly along the shoreline;
- reducing lot grading;
- using grassed swales and/or vegetated filter strips on lots that require ditching to control runoff;
- directing roof leaders to rear yard ponding areas, soakaway pits or to cisterns or rain barrels; and
- sump pumping foundation drains to rear yard ponding areas and infiltration trenches.

5.7 Ecologically Sensitive Areas

Ecologically sensitive areas denote key natural heritage areas in the Municipality, including habitat areas, feeding and nesting areas and areas that provide protection, cover and food for wildlife. Ecologically sensitive areas may include significant wildlife habitat as defined by the Ministry of Natural Resources.

1. As many ecologically sensitive areas are kept confidential by the Ministry of Natural Resources to aid their protection and as many of these areas are dynamic features they are illustrated in Appendix 'A' to this Plan. This Municipality will update this Appendix on a yearly basis, in consultation with the Ministry of Natural Resources, to ensure its currency.
2. Only known ecologically sensitive areas are shown in Appendix A. Ecologically sensitive areas, in particular, significant wildlife habitat, may occur in other areas of the municipality. The potential for presence of these features will be considered in the review of every development or site alteration proposal. If there is potential for presence of previously unidentified significant wildlife habitat, the municipality, in consultation with the Ministry of Natural Resources and Forestry, may request that a report be prepared by a qualified individual. Development and site alteration will only be permitted if it has been demonstrated that there will be no negative impact on the ecological function and/or habitat.
3. When development or site alteration is proposed in or within 120 m of an Ecologically Sensitive Area, the proponent shall consult with the Municipality and/or the Ministry of Natural Resources to determine the nature of the ecologically sensitive area.
4. The Municipality, in consultation with the Ministry of Natural Resources, may request an EIS to ensure the development or site alteration will not result in negative impacts to the Ecologically Sensitive Area, particularly if the MNR determines that the Ecologically Sensitive Area is Significant Wildlife Habitat.

5. Property owners are encouraged to seek the assistance of the Ministry of Natural Resources in the management of wildlife resources.
6. Opportunities to maintain enhance and improve the quality of air, land, water and plant and animal life and maintain the biodiversity of indigenous natural systems and the protection of natural links and corridors used for wildlife migration is encouraged.

5.8 Cultural Heritage Features and Cultural Heritage Resources

Cultural Heritage Resources include “built heritage resources” and “cultural heritage landscape” as defined by the 2005 Provincial Policy Statement as follows:

Built heritage resources: means one or more building(s), structure(s), monument(s), installation(s) or remain(s) of cultural heritage value or interest. Built heritage resources are generally associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

Cultural heritage landscape: means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual cultural heritage resources such as structures, spaces, archaeological sites and natural elements of cultural heritage value or interest. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

1. Council recognizes the importance of cultural heritage resources. The *Ontario Heritage Act* will be utilized to conserve, protect and enhance the Cultural Heritage Resources in the Municipality through the designation of individual properties and through the identification of these properties on the Schedule B to this Plan. The Municipality of Red Lake shall encourage the conservation, protection and rehabilitation of Cultural Heritage Resources, as well as encourage and foster public awareness, participation and involvement in the conservation of these resources.
2. Cultural heritage landscapes and built heritage resources should be identified and conserved, where possible when development and infrastructure decisions may affect these resources.
3. Significant landscapes, vistas and ridge-lines may be identified and conserved in their natural state, where possible when development and infrastructure decision may affect these resources.
4. Once a Cultural Heritage Resource is identified, Council shall maintain a heritage register, resulting in inventories of cultural heritage sites within the Municipality of Red Lake.
5. Where development or site alteration is proposed on a property containing a designated heritage building (Part IV of the *Ontario Heritage Act*), or on a property fronting on or

directly abutting a property containing a designated heritage building (Part IV of the *Ontario Heritage Act*), the Municipality shall require an applicant to undertake a heritage impact assessment. The heritage impact assessment shall be conducted by a qualified professional with expertise in cultural heritage resources. The assessment will:

- a. identify the positive and adverse impacts on the heritage resource that may be expected to occur as a result of the proposed development;
 - b. describe mitigation measures that may be required to prevent, minimize or mitigate the adverse impacts; and
 - c. demonstrate that the proposed development will not adversely impact the defined cultural heritage value of the property, and/or its streetscape/neighbourhood.
6. Where development or site alteration affects Cultural Heritage Resources, the Municipality may enter into registered agreements under the *Planning Act* with the owners of designated heritage properties when it deems that financial securities are necessary to ensure the retention and conservation of heritage properties as part of a development.
 7. Where possible, Council shall preserve Cultural Heritage Resources in the undertaking of municipal public works, undertakings and/or maintaining properties owned by the Municipality. When necessary, Council shall require heritage impact assessments and satisfactory measures to mitigate any negative impacts on identified Cultural Heritage Resources. A Municipal Heritage Committee (MHC) may be established and maintained by Council as per the Municipal Heritage Committee policies of this Plan.
 8. Council may prepare a Cultural Heritage Management Plan (CHMP). The CHMP would include a comprehensive inventory of known archaeological sites, and archaeological potential areas, as well as heritage buildings, heritage districts and cultural heritage landscapes located within the Municipality.
 9. The Municipality shall make every effort to conserve and protect known cultural heritage resources and areas of archaeological potential as required under PPS when undertaking municipal public works, such as roads and infrastructure projects, carried out under the Municipal Class Environmental Assessment (EA) process. Council will require heritage impact assessments and satisfactory measures to mitigate any negative impacts affecting cultural heritage resources where warranted.

5.9 Archaeological Resources

Archaeological Resources include artifacts, archeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. Archaeological resource areas are determined through the use of provincial screening criteria, or potential mapping based on the known archaeological record or features within the Municipality and is usually developed with a licensed archaeologist. Such criteria include features such as proximity to water, current or ancient shorelines, sandy soils, rolling topography, the remains of any building, structure, place, activity, or cultural feature or object such as unusual landforms, portage routes or other places of past human settlement, which due to the passage of time, are on or below the surface of land or water and are significant to history and understanding

of a people or place. Significant Native and non-Native cemeteries or unmarked burial sites may be considered as archaeological resources.

1. Council shall require archaeological assessments conducted by archaeologists licensed under the *Ontario Heritage Act*, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture and Sport, as well as licensing requirements developed under the *Ontario Heritage Act*. Archeological assessments shall not be required however for consents and minor variances.
2. If an archaeological assessment determines that an archaeological resource is present on a site, the resource shall be documented and conserved to the satisfaction of the Ministry of Tourism, Culture and Sport through excavation or on-site preservation prior to final approval of the development proposal.
3. Any alteration to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*. Council shall require archeological assessments conducted by archaeologists licensed under the *Ontario Heritage Act*, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential.
4. The Municipality may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features are identified and impacted by shoreline and waterfront developments. Any marine archaeological resource that is identified must be reported to the Ministry of Tourism, Culture and Sport immediately. The Ministry shall determine whether the resource shall be left *in situ* or may be removed, through excavation, by licensed marine archaeologists under the direction of the Ministry of Tourism, Culture and Sport. Preservation *in situ* is generally the preferred alternative.
5. Council shall consult appropriate government agencies, when a human cemetery or human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *-Funeral, Burial, and Cremation Services Act (2002)* shall apply.
6. The Municipality may prepare an Archaeological Management Plan (AMP). In the event that a AMP is prepared, a study will be undertaken by a licensed archaeologist retained by the Municipality to development a comprehensive inventory and mapping of known archaeological sites, and areas of archaeological potential.
7. The Municipality may require an archaeological assessment for any construction activity associated with aggregate resources if the subject property is located in an area of archaeological potential or near a known archaeological site.

5.10 Mineral Aggregate Resources

The Provincial Policy Statement states that mineral aggregate resources shall be protected for long-term use. Mineral Aggregate Resources are defined as gravel, sand, clay, rock, or other material prescribed under the *Aggregate Resources Act* suitable for construction,

industrial, manufacturing and maintenance purposes. There are currently no lands shown as mineral aggregate resource on Schedule B.

1. The Municipality of Red Lake may undertake an Aggregate Resource Inventory to identify the areas with high and moderate aggregate potential for aggregate use. The study will assess the resources and recommend, as appropriate, new policy directions on the aggregate resources.
2. Until such time that the Plan is amended to incorporate the Aggregate Resource Inventory, all applications for development beyond the townsites may be reviewed to determine the aggregate potential of the lands.
3. As they are identified, it is the intent of this Plan to protect the viability of Mineral aggregate resources, where feasible. On lands identified as mineral aggregate resources and adjacent to mineral aggregate resources, development of other land uses shall be permitted, provided that:
 - a. extraction of the resource is not feasible;
 - b. the proposed use serves a greater long-term public interest; and
 - c. issues of public health, safety and environmental impact are addressed.
4. Any cultural heritage resource occurring in an area of mineral aggregate resource potential shall be protected in accordance with the relevant policies of this Plan and applicable legislation.

5.11 Mineral Mining Resources

The Provincial Policy Statement directs that mineral mining resources shall be protected for long-term use. Mineral mining resources are defined as metallic (e.g. gold) and non-metallic (e.g. graphite) resources. Mineral mining resources are identified on Appendix C.

It is the intent of this Plan to protect those areas with mineral mining potential.

1. On lands with high mineral potential provided on Appendix C, development of other land uses shall be permitted, provided that :
 - a. extraction of the resource is not feasible;
 - b. the proposed use serves a greater long-term public interest; and
 - c. issues of public health, safety and environmental impact are addressed.

Notwithstanding the above, development is permitted on lands of high mineral potential and located within the townsites of the Municipality of Red Lake.

2. Any Cultural Heritage Resources occurring in an area of mineral mining potential shall be protected in accordance with the relevant policies of this Plan and applicable legislation.

SECTION 6 SERVICING

The policies of this section are intended to provide guidance to Council when determining the extent of municipal water and sewer services that will be provided in the Municipality. Municipal services including water and sanitary sewage systems, shall be provided in a coordinated and phased manner to promote conservation and efficiency. The provision of piped municipal services is the preferred form of servicing within the townsites. Private individual servicing will be permitted outside of the townsites.

6.1 Municipal Services

1. All townsites shown on Schedule A1 to A4 are intended to be serviced by full municipal water and sewage systems. It is not the intent of this Plan to provide municipal water and sanitary sewage services outside of the townsites.
2. The use of existing municipal services should be optimized, wherever feasible, before consideration is given to extending municipal services. The Municipality shall encourage infill and redevelopment in areas where there is existing sufficient capacity.
3. Planning approvals to accommodate development on full municipal services shall be granted only where there is sufficient reserve capacity to serve the proposed development. Proponents must demonstrate that there is sufficient reserve capacity to service the proposed development.
4. Allocation of sewage and water treatment capacity shall occur at the time of draft approval of Plan of Subdivision. Conditions of approval may require developments to be staged so that sewage capacity is not allocated prematurely.
5. Extensions and expansions to municipal services to accommodate new development shall, generally, be done at the cost of the developer. Where services are oversized to accommodate future development, the Municipality may enter into an agreement with the developer to assist in the recovery of additional costs incurred as a result of over sizing services.
6. Municipal services shall be designed, constructed and maintained in accordance with applicable legislation, permits, approvals, and / or regulations.

6.2 Private Services

1. Development outside of the townsites shown of schedules A1 to A4 shall be serviced by private water and sewage services where site conditions are suitable.
2. Full municipal services may not be economically feasible for certain parcels of land within the townsites, due to the rugged nature of the terrain. Where Council is satisfied that this is

the case and where site conditions are suitable, private individual systems will be investigated.

3. For development on private water services, the proponent is required to demonstrate that there is sufficient quantity of water to meet the municipal standard and that the proposed source of drinking water meets the Ontario Drinking Water Standards under the Ontario *Safe Drinking Water Act*, and *O. Regulation 903 - Wells*.
4. Where five or more lots are proposed on private services, the Municipality will require the submission of a detailed Hydrogeological and Terrain Analysis Report which is prepared by a qualified professional in accordance with Ministry of the Environment technical guidelines and to the satisfaction of the approval authority and which addresses the ability of the site to sustain the scale of development on the basis of private services.
5. Proponents are required to address whether or not proposed development would contaminate the existing ground or surface water supply or would alter the quantity of ground or surface water based on the guidelines established by the Ministry of the Environment.
6. Prior to the granting of any planning approval for development dependant on groundwater, Council shall require the proponent to demonstrate that the site is capable of supporting private wells and the proposed method of sewage disposal based on the guidelines established by the Ministry of the Environment.
7. Where multi-lot/unit development greater than 5 lots/units is proposed on the basis of servicing by methods other than full municipal sewage services, the preparation of a Servicing Options Study to investigate the feasibility of servicing by municipal sewage services and, in the case of development proposed on individual on-site services shall be required in accordance with Ministry of the Environment Guidelines before the development is approved.
8. Where a Servicing Options Study has concluded that multiple lot/unit development serviced by individual on-site sewage services is appropriate, proposals for development or redevelopment serviced in this manner shall be assessed for the adequacy of groundwater quality and quantity and potential impacts on groundwater in accordance with the requirements of Ministry of the Environment technical guidelines on private wells and individual on-site sewage systems. In considering impacts, the Municipality may require a hydrogeological assessment, according to MOE Guidelines, that considers among other matters the cumulative impacts of development on the sustainability of groundwater resources.
9. Where industrial or commercial uses are proposed on the basis of private sewage and water services, these uses shall be restricted to dry industrial and commercial uses, unless demonstrated, through a hydrogeological assessment, prepared to the satisfaction of Council by a qualified professional in accordance with applicable Ministry of the Environment guidelines, procedures, and standards, that adequate on-site sewage and water services can be provided without unacceptable groundwater impacts.

10. Where industrial or commercial uses resulting in process wastes are proposed, documentation will be required to demonstrate that process waste water is similar to, or will be pre-treated to contaminant levels found in domestic sanitary sewage, based on standard scientific and engineering practices.
11. Large sub-surface sewage disposal facilities having a daily sewage flow of > 10,000 litres/day, or communal systems, must be approved by the Ministry of the Environment.
12. Where required by the *Ontario Water Resources Act* or the *Environmental Protection Act*, a Permit to Take Water (PTTW), Environmental Compliance Approval (ECA), and any applicable registrations must be obtained or completed prior to the operation of the industrial or commercial use.
13. For the purposes of this policy, “dry industrial and commercial uses” shall be defined as those uses in which only the disposal of the domestic waste of employees is permitted and treated; no industrial liquid wastes, wash or cooling water or process wastes are permitted.

6.3 Partial and Communal Services

Development serviced by partial services is defined as development connected to one full municipal service or one private communal service where the other connection will be to an individual on-site system.

1. Development serviced by partial services will not be permitted except where necessary to address failed individual services in existing development and within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that the development is within the reserve sewage system capacity and reserve water system capacity and site conditions are suitable for the long-term provision of such services.
2. Development supported by communal water supply or communal sewage disposal systems shall not be permitted within the Municipality.

SECTION 7 TRANSPORTATION

The policies of this section are to ensure that the transportation network functions efficiently and in a safe manner for the movement of people and goods. The transportation networks should emphasize alternative modes of transportation, such as walking, cycling, cross-country skiing, snowmobiling that are accessible for mobility, connectivity, and to provide for a healthy sustainable active community.

1. Road construction shall take place in an environmentally sound manner where erosion is minimized and sediments are prevented from entering watercourses. As a condition of development, the Municipality may require the preparation of drainage, sediment and erosion control plans at the expense of the proponent to identify potential impacts on the streams and creeks and to identify mitigation measures. Municipal roads will be planned and constructed in accordance with the *Environmental Assessment Act*.
2. Development shall not be permitted in planned transportation corridors that could preclude or negatively affect the use of the corridor for future purposes.

7.1 Provincial Highways

This system of roads applies to all numbered provincial highways under the jurisdiction of the Ministry of Transportation (MTO). The primary purpose of provincial highways is to move people and goods safely between major centres and through the Municipality.

1. In addition to all the applicable municipal requirements, all proposed development located adjacent to, and in the vicinity of, a provincial highway within MTO's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA), will be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas identified for future development that are located adjacent to, or in the vicinity of, a provincial highway or interchange/intersection within MTO's permit control areas will be subject to MTO's policies, standards and requirements.
2. Direct access onto a provincial highway will be restricted. Development shall be encouraged to utilize local roads and service roads wherever possible. Where access is a possibility, it will only be considered to those properties that meet the requirements of MTO's access management practices and principles.
3. Proponents seeking planning approvals to allow residential or other sensitive land uses within 250 m of provincial highways may be required to submit a noise study, to the satisfaction of Council, to identify appropriate noise mitigation measures. Where required, noise studies shall be prepared by qualified individuals according to the Ministry of Environment Noise Assessment Guidelines.
4. In consultation with the Ministry of Transportation, a transportation study, otherwise

known as a Traffic Impact Study, prepared by a professional and certified engineer may be required by a proponent to address both the impact of any new development upon the provincial highway system, as well as any associated highway improvements that are required prior to the approval of any secondary plans, development plans or plans of subdivisions.

5. The Ministry of Transportation's policy is one highway entrance for one lot of record. Back lot development cannot use another entrance for access to a provincial highway.
6. Any new proposed access connection (i.e. public road or signalized intersection) onto a provincial highway shall meet the Ministry of Transportation's access management practices and principles.
7. A drainage and/or stormwater management plan shall be prepared by the proponent, and reviewed and approved by the Ministry of Transportation for those developments located adjacent to, or in the vicinity of, a provincial highway whose drainage would impact the highway and/or downstream properties.
8. Entrances serving home occupations or home industries located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future, without the review and approval of the Ministry of Transportation, and that an additional entrance will not be permitted to accommodate the home occupation and home industry. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.
9. Entrances serving Bed and Breakfasts located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future without the review and approval of the Ministry of Transportation, and that an additional entrance will not be permitted to accommodate the Bed and Breakfast. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance for a new parcel.
10. Where necessary, the construction of service roads parallel to any of the provincial highways in the Municipality may be required in order to make more effective use of the local land resource. Such construction will be subject to the prior approval of the Ministry of Transportation.
11. Outdoor storage and loading areas should be visually screened or appropriately located so as not to be visible to the travelling public.
12. For highway safety reasons, wind turbines located adjacent to a provincial highway will be

set back a minimum distance measured from the limit of the highway property line equal to the distance of the height of the wind turbine structure plus the length of one blade.

13. Only those lands that are compatible with the operation of a patrol yard will be permitted to locate adjacent to and in close proximity to the patrol yards located on Part 1, KN938, Township of Heyson, and Plan P-3893-13.

7.2 Municipal Roads

This system of roads applies to all roads under the jurisdiction of the Municipality of Red Lake. The primary purpose of the municipal road network is to facilitate local travel and areas for development. Direct access to municipal roads is normally permitted from any abutting lot provided there are adequate sight lines, suitable grades and the access will not cause traffic hazards.

1. Municipal roads will be planned and constructed in accordance with the requirements under the *Environmental Assessment Act*.
2. Should the construction of a new road or extension of an existing road be warranted, the road shall be designed and constructed to meet approved standards and the road shall be suitable for assumption into the municipal road system.
3. Year-round maintenance will be provided on all municipal roads under the jurisdiction of the Municipality of Red Lake and the Ministry of Transportation.

7.3 Private Roads

1. It is not intended that the Municipality will assume the responsibility for access, snow removal, maintenance or use by school buses of any private road.
2. New private roads to service residential development or new lot creation on existing private roads in the Municipality shall not be permitted except as a common element in a plan of condominium, or by way of a legally registered easement.

7.4 Trail Pathway System

1. The Municipality of Red Lake shall ensure that all new sidewalks and crosswalks associated with roadway developments are barrier free, and meet minimum design standards to facilitate universal accessibility.
2. Any proposals for snowmobiles or trail crossings of provincial highways will require the prior approval of the Ministry of Transportation.

7.5 Protection of Rights-of-Way

1. The Municipality of Red Lake may acquire land for rights-of-way or the widening of rights-of-way through conditions of approval for a severance, minor variance, site plan, plan of subdivision, or plan of condominium.

7.6 Airports

1. All development in the Municipality shall recognize the importance of air transportation to the economy of the Municipality. When considering applications for development in the vicinity of the Airport, Council shall ensure that the long-term operation and economic role of the Airport is protected.
2. Development proposals within 1 kilometre of the Airport shall be subject to the Land Use Compatibility policies in this Plan.

SECTION 8 IMPLEMENTATION

The following policies are intended to provide direction for the decisions of Council and the use of By-Laws and Development Agreements that shall implement policies outlined in this Plan.

8.1 General

1. This Official Plan shall be implemented by the powers conferred to the Municipality through the *Planning Act*, and any other applicable statutes. The Municipality will duly appoint a Planning Advisory Committee (PAC) to review and comment on planning issues arising within the Municipality.
2. This Plan shall be implemented through:
 - a. the preparation, adoption and enforcement of a Zoning By-Law;
 - b. the preparation, adoption and enforcement of a property maintenance and occupancy standards By-Law;
 - c. a municipal capital works program, and the acquisition, development and sale of land by the Municipality;
 - d. the recommendations of the PAC, the powers of Council and the Committee of Adjustment; and
 - e. participation in programs funded by senior levels of government for housing, community improvements, etc.
3. All development agreements regarding plans of subdivision, plans of condominium, consents, variances, and site plans are required to conform to the policies of this Plan.

8.2 Amendments to the Official Plan

1. An amendment to the policies or schedules of this Plan will be required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to a schedule, Council shall have regard to the following criteria:
 - a. the need for the proposed uses;
 - b. the extent to which the existing areas designated for the use are developed, and the nature and adequacy of such existing development;
 - c. the physical suitability of the land for such proposed use; and,
 - d. the adequacy of the existing and proposed roadway system;
 - e. the adequacy of the water supply, sewage disposal facilities and other municipal services;
 - f. the compatibility of such proposed use with uses in the surrounding area and future committed land uses as determined by the Zoning By-Law;
 - g. the potential effect of the proposed use on the financial position of the Municipality.

- h. the impacts of the proposed use on the natural environment; and
 - i. the consistency with the Provincial Policy Statement.
2. An amendment to this Plan shall not be required for the following:
 - a. changes to section numbers or the order of text;
 - b. consolidation of amendments which have previously been approved;
 - c. typographic, grammatical or mapping error corrections which do not affect the intent or application of the policies or provisions of this Plan; or

8.3 Zoning By-Law

The policies of this Plan will be implemented through a comprehensive Zoning By-Law adopted under the *Planning Act*.

1. The Zoning By-Law will ensure that all land zones, as described in this Plan have regulations that control the use, character and location of buildings and structures built upon the land.
2. The Zoning By-Law is based on road and lot fabric and this may not become known until a proposal is received for development. During the interim period in implementing the Official Plan, such undeveloped lands, notwithstanding their particular land use designation in the Plan, shall be zoned for the existing uses or uses that do not permit building construction that would be incompatible with the policies of this Plan.

Amendments to the Zoning By-Law

3. All amendments to the Zoning By-Law shall be in conformity with this Plan.
4. The procedure for informing and involving the public in respect to the Zoning By-Law, and associated regulations, shall be the requirements of the *Planning Act*.

Minor Variances

5. The Committee of Adjustment shall administer and authorize minor variances for relief from regulations of the Zoning By-Law, in accordance with the *Planning Act*, the rules of procedure and regulations issued by the Minister under the *Planning Act*, and the policies of this Plan.
6. Council may also empower the Committee of Adjustment to authorize minor variances to other municipal By-Laws that implement the Official Plan, such as interim control By-Laws.

Non-conforming Uses

7. Legally existing uses that do not comply with the land use designations outlined in this Plan are permitted and may be zoned to permit the use in the Zoning By-Law.
8. Limited expansion is permitted to legally non-conforming uses provided that the development policies of this Plan are met and subject to approval by the Committee of Adjustment.
9. Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

Holding Provisions

10. Council shall utilize holding provisions of the *Planning Act* in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of a development. Where Council uses a holding provision, the use of land may be restricted to existing uses until one or more of the following conditions have been fulfilled:
 - a. a site plan agreement or plan of subdivision has been executed between the Municipality and the developer;
 - b. all engineering plans and arrangements with respect to municipal services have been completed;
 - c. the financial requirements of the Municipality have been satisfied;
 - d. an archaeological assessment, to the satisfaction of the Province, has been undertaken as per the Archaeological Resources section of this Plan; and
 - e. existing mine hazards have been rehabilitated in accordance with the Mine Hazard policies of this Plan or a Risk Management Assessment has been completed permitting development;
 - f. site contamination or other environmental constraints have been appropriately addressed as per the policies of this Plan.

8.4 Site Plan Control

Council has adopted a Site Plan Control By-Law. The intent of site plan control is to improve the efficiency of land use and servicing and to encourage a more attractive form of development.

1. All zones within the Municipality of Red Lake are designated as site plan control areas. Low density residential uses are generally exempt from site plan control.
2. The Municipality of Red Lake shall review the Site Plan Control By-Law when considering applications for development and site alteration. Council may authorize the execution of a site plan agreement once it is satisfied that the proposal is compatible with adjacent uses and structures and that the site plan incorporates the design features required under the Site Plan Control By-Law.

8.5 Community Improvement

The community improvement provisions of the *Planning Act* allow municipalities to prepare community improvement plans for designated Community Improvement Project Areas. Community improvement may be generally defined as encompassing all those activities both public and private, which maintain, rehabilitate and redevelop the existing physical environment of a community to accommodate the social and economic priorities within that community.

Community Improvement Area projects may be established within the townsites of Red Lake, Madsen, Balmertown, Cochenour, and McKenzie Island.

1. The goal of the Municipality of Red Lake is to encourage community improvement by:

- a. developing a strong planning framework to guide community improvement activities in order to maintain the Municipality as a desirable place to live;
 - b. encouraging additional employment and business opportunities by creating a positive investment climate; and
 - c. both participating in and encouraging activities which will maintain or upgrade the Municipality's existing physical development.
2. In undertaking community improvement it is the policy of Council:
 - a. to safeguard the health, convenience and enjoyment of both residents and visitors by improving social, cultural and recreational facilities and services;
 - b. to improve the Municipality's physical environment by participating in, and/or encouraging, programs which improve the local physical services, facilities and streetscapes, and by encouraging private property owners to upgrade their holdings; and
 - c. to protect and improve the economic well-being of the Municipality and its residents by encouraging, and/or participating in, programs that will promote new jobs, new capital investment and increases in the economic base and municipal tax base, having regard for the cost/benefit relationship of such programs;
 - d. to provide support for historical conservation by enacting, if required, a By-Law to designate properties of architectural or historical value or interest, in accordance with Part IV of the *Ontario Heritage Act*; and, by also preparing a Heritage District Plan for heritage district designation By-Laws, in accordance with Part V of the *Ontario Heritage Act*;
 - e. to acquire, clear, grade or otherwise prepare land for the purpose of undertaking community improvements;
 - f. to encourage the relocation of incompatible land uses;
 - g. to encourage the rehabilitation of private buildings and the improvement of private property by advising owners of government subsidies and programs; and, by providing advice and guidance on energy conservation and the maintenance and rehabilitation of buildings and structures to encourage brownfield redevelopment;
 - h. to encourage public participation in the preparation of a community improvement project plan by holding a public meeting and by encouraging any person or agency to make written or verbal representation in respect to any proposed plan or amendment thereto.
3. Community Improvement Area projects may include phasing. The following considerations shall be taken into account in the phasing of improvements:
 - a. the improvement which will most substantially increase the safety, stability and aesthetic quality of the community shall be undertaken first;
 - b. in determining the importance of the projects, Council shall take into account the comments received from the landowner(s)/resident(s) at advertised public meetings;
 - c. the need to limit the disruption to the community, where possible;
 - d. financial considerations; and
 - e. other local improvement programs, as required.

4. Council may identify a list of prioritized capital and community improvements on an annual basis.

8.6 Public Meetings

Council shall hold public meetings for planning applications in accordance with the requirements of the *Planning Act*.

8.7 Temporary Use By-Law

1. Council may pass a By-Law to allow for a temporary use of lands that does not conform to the land use designations in this Plan provided that:
 - a. the temporary use does not require major capital investment or alteration to the existing landscape;
 - b. the proposed use is compatible with surrounding existing and zoned land uses;
 - c. the proposed use does not require the extension of municipal services;
 - d. the developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted; and
 - e. the By-Law shall specify a maximum time period for which the use may be permitted.

8.8 Lot Creation

All lot creation in the Municipality will take place by registered plan of subdivision or condominium or by consent to sever.

1. Consents and registered plans of subdivision or condominium will only be granted in accordance with the provisions of the *Planning Act*, related regulations, the Provincial Policy Statement and the policies of this Plan.
2. An application for land division is considered based on the underlying land use designation, the associated land use policies, and the policies of this Plan.
3. Parcels created by plan of subdivision or consent shall comply with the Zoning By-Law.
4. No further consent or plans of subdivision shall be allowed to take place in the Starratt-Olsen and Flat Lake residential areas. Notwithstanding this, severances that would have the effect of ensuring that one dwelling per lot may be permitted.

Plans of Subdivision and Condominium

A plan of subdivision or condominium is generally required when more than 3 lots (2 severed and one retained) from a parcel of land is being created.

5. Subdivisions, for residential purposes, may be required to provide 5% land dedication, or cash in lieu thereof for park or public recreation purposes as required under the *Planning Act*.
6. Natural features, such as tree cover and topography, shall be retained, where possible, and

incorporated into the overall design of lots and/or roads.

7. Direct access to lots shall generally be limited to internal roads, wherever possible. The following wording needs to be added to subsection 8.8.7: “Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision is to be designed such that the lots back onto the provincial highway and front onto a local internal street.
8. An agreement(s) shall be entered into between the developer and the Municipality, to provide internal and external services, as deemed necessary by the appropriate government authority. The services shall be constructed to the specifications of the appropriate government authority.

Consent to Sever

9. Consents will be granted only if the Municipality is satisfied that a plan of subdivision and condominium would not be a more appropriate means of ensuring the comprehensive and orderly development of the lands.
10. Consents shall be limited to 2 lots plus 1 retained lot per original parcel of land. Consents that result in the creation of more than 3 lots may be permissible, when in the opinion of the Municipality, the conditions of the consent can be reasonably fulfilled within one year of the granting of the consent as per Section 53(41) of the *Planning Act*. An original parcel is a section of land capable of being transferred under the provisions of the *Planning Act*, which existed on November 5, 1997.
11. All parcels involved in any consent application, except for mineral mining operations or aggregate extraction, shall have direct access to a provincial highway or a fully maintained year round public road. No consent shall be granted which may cause a traffic hazard due to the proximity of an intersection or limited sight lines on a curve or hill.

Notwithstanding the above, consents may be granted for recreational residential cottage lots, private hunting and fishing camps, tourist lodges and marinas where there is no public road access or where access is only available by water. Water access will be granted provided that there exists a public boat access point within reasonable proximity and adequate off street public parking is available at such an access point.

12. Consents may be granted to provide for the purposes of a deed correction, an easement, a lot addition, a partial discharge of a mortgage or any other technical purpose and to provide for a lease for 21 years or longer.
13. Consents will be reviewed based on the information obtained from the applicant and as a result of a circulation to the public, appropriate agencies, ministries, boards and commissions, as required.
14. A proponent of a consent application may be required to enter into an agreement with the Municipality.

8.9 Tariff of Fees

1. Council may, pursuant to the *Planning Act*, pass a By-Law prescribing a Tariff of Fees for the processing of planning applications.
2. The Tariff of Fees By-Law shall establish a fair and equitable fee structure based on the actual or anticipated costs incurred by the Municipality in processing each type of planning application provided for in the By-Law.
3. Council shall review the Tariff of Fees By-Law from time to time and revise the tariffs as processing costs change.

8.10 Pre-Application Consultation and Prescribed Information for Planning Applications

1. In accordance with the enabling legislation in the *Planning Act*, the Municipality requires applicants to consult with the Municipality prior to formal submission of planning applications. During the pre-consultation, the Municipality shall determine which studies and information the applicant must submit at the time of application submission.
2. The Municipality of Red Lake will consider an application to be complete if it is accompanied by the prescribed studies outlined in policy 4 of this section. Notwithstanding this, the Municipality may permit applicants to submit some studies after the application has been deemed complete. The foregoing does not apply to Planning Rationales, Environmental Site Assessments, Hydrogeological Reports, Servicing Options Statements, where applicable. Should an applicant wish to submit a study at a later date, the applicant shall be required to submit a request to the Municipality of Red Lake in writing. The letter shall provide a rationale for the request.
3. Proponents are strongly encouraged to consult and engage with the community and Aboriginal groups early in the planning process in order to identify potential issues, opportunities, and mitigation measures for any adverse impacts, prior to finalizing the application(s).
4. Depending on the nature of the proposed development and planning application, the Municipality may require the following studies or additional information to deem applications complete and to properly evaluate a development application. Any such studies, and any peer reviews that may be required, shall be at the expense of the applicant/proponent:

<ul style="list-style-type: none"> ▪ Planning Rationale ▪ Cultural Heritage Evaluation Report Environmental Impact Statement ▪ Transportation Impact Study or Statement ▪ Minimum Distance Separation calculation ▪ Drainage/Stormwater 	<ul style="list-style-type: none"> Management Report/Plan ▪ Geotechnical Study ▪ Hydrogeological Study ▪ Erosion and Sediment Control Plan ▪ Floodline Mapping ▪ Noise/Vibration Study ▪ Sun-Shadow Study ▪ Shoreline Riparian Control
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| <ul style="list-style-type: none"> Study ▪ Ecological Site Assessment ▪ Lake Capacity Assessment ▪ Blasting Impact Study ▪ Archaeological Assessment ▪ Comprehensive Review ▪ Water Quality Impact Assessment ▪ Methane Gas/Leachate Assessment ▪ Wetland Evaluation ▪ Servicing Option Statement | <ul style="list-style-type: none"> ▪ Record of Site Condition ▪ Environmental Site Assessment ▪ Technical studies to address potential land use compatibility issues ▪ Confirmation of capacity to dispose of hauled sewage ▪ Groundwater Impact Assessment ▪ Servicing Capacity Assessment |
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8.11 Environmental Impact Statements

1. Where required, an Environmental Impact Statement (EIS) shall be prepared by an individual(s) with appropriate environmental qualifications, and shall include, but not be limited to:
 - a. a description of the existing natural environment, including natural features and ecological functions, that may be affected by the proposed development;
 - b. a description of the potential impacts of the proposed development on the natural features and the ecological functions for which the area is identified;
 - c. suggested development alternatives that would avoid these impacts or, if impacts cannot be avoided recommended mitigation measures, including proposed implementation methods; and
 - d. recommended monitoring activities.
2. Where required, no planning approval will be granted until an EIS has been completed to the satisfaction of Council. Where necessary, other agencies or individuals with environmental expertise may be consulted to assist in the review of Environmental Impact Assessments.
3. In accordance with the natural heritage policies of this plan, where natural heritage features are identified, development and site alteration shall not be permitted within the distances from the feature specified in the table below, unless an EIS demonstrates that there will be no negative impacts on the natural heritage features or on its ecological functions.

PROVINCIAL POLICY STATEMENT NATURAL HERITAGE FEATURE OR AREA	ADJACENT LANDS WIDTH (distance from feature for considering potential negative impacts)
Provincially significant wetlands	120 m
Significant wildlife habitat	120 m
Significant areas of natural and scientific interest – life science	120 m
Significant areas of natural and scientific	50 m

PROVINCIAL POLICY STATEMENT NATURAL HERITAGE FEATURE OR AREA	ADJACENT LANDS WIDTH (distance from feature for considering potential negative impacts)
interest – earth science	
Fish habitat	120 m

Scoped EIS

4. In cases where the development constitutes a relatively minor undertaking (such as construction on a single residential lot), or one that barely encroaches within the adjacent lands zone, municipal planning staff can exercise some discretion and request that the proponent prepare a scoped EIS or a preliminary ecological site assessment. This typically involves a simple checklist approach of planning issues that only addresses the key issues identified at the initial assessment stage.

Full Site EIS

5. For more complex proposals, such as plans of subdivisions/condominiums, and resort/recreational developments (e.g., marinas), a full site EIS is the appropriate mechanism for demonstrating that development can meet the test of municipal and provincial natural heritage policies. Components of a full site EIS typically include consideration of the following:
 - a. a detailed description of the natural heritage attributes of the study area, including terrain setting; soils; geology; groundwater and surface water resources; vegetation communities; fish and wildlife communities and habitat; and delineation of the precise boundaries of the natural heritage feature(s);
 - b. a characterization of the existing ecological, hydrological, and hydrogeological functions performed by the significant feature(s);
 - c. a detailed description of the proposed development, including building type and density, servicing (sewage disposal, water supply) and infrastructure (roads, stormwater management, etc.);
 - d. modelling of the potential impacts (direct, indirect and cumulative) of the development on the natural and physical environment;
 - e. the identification and evaluation of measures/options to avoid, reduce or otherwise mitigate impacts to meet the standard of no loss of feature and function;
 - f. the selection of a preferred mitigation/rehabilitation strategy;
 - g. a summary of predicted net effects after the application of mitigation compared to overall environmental targets and standards; and
 - h. an evaluation of the need for and the elements of a monitoring program to assess the effectiveness of the preferred mitigation/rehabilitation strategy.

Additional guidance regarding the specific technical requirements of an EIS and the approach that should be taken for the preparation of an EIS within the context of a typical municipal planning process are discussed further in MNR's Natural Heritage Reference Manual.

8.12 Parkland Conveyance

1. Municipal parks will be established when sufficient funds have been accumulated from municipal funds and through the provisions of the *Planning Act*. Parkland conveyance requirements shall be subject to the By-Law to Provide for the Conveyance of Land for Park Purposes, or Cash-In-Lieu of Parkland Conveyance

8.13 Committee of Adjustment

1. The Committee of Adjustment is a quasi-judicial body with the authority delegated to it by the Council of the Corporation of the Municipality of Red Lake, under the provisions of the *Planning Act*, to hold public hearings and make decisions on applications submitted to the Planning Department.
2. The Committee is authorized to make final decisions, appealable to the Ontario Municipal Board, on the following matters:
 - a. grant Minor Variances from the Zoning By-Law;
 - b. permit extensions, enlargements or variations of existing legal non-conforming uses;
 - c. give Consent to an owner of land who wishes to sell, convey or transfer an interest 'part' of their land (creation of a new lot, lot addition, easement);
 - d. give Consent when the terms of an agreement, such as a lease, easement or mortgage commits the land to a use for a period in excess of 21 years;
 - e. consider and make decisions on applications for Validator of Title and Power of Sale.
3. Council has adopted a By-Law outlining the Terms of Reference of the Committee of Adjustment.

8.14 Conservation Advisory Committee

1. Council may, through the adoption of a By-Law, establish a Conservation Advisory Committee, to implement the natural heritage and environmental protection policies of this Plan and to ensure municipal conformity with provincial policies and guidelines.

8.15 Municipal Heritage Committee

1. A Municipal Heritage Committee (MHC) may be established and maintained by Council, pursuant to the *Ontario Heritage Act*, to advise and assist Council on matters related to Parts IV and V of the Act. The MHC shall also have the ability to identify Cultural Heritage Resources of local interest. Pursuant to the Act, and in consultation with the Municipal Heritage Committee, Council may by By-Law:
 - a. designate properties of historic and/or archaeological value or interest.
 - b. define the Municipality, or any area or areas within the Municipality as a heritage conservation district candidate area.

8.16 Planning Advisory Committee

1. To assist in the review of planning matters and encourage public participation in the planning process, Council may establish a Planning Advisory Committee under Section 8(1)

of the *Planning Act*.

2. The purpose of the Planning Advisory Committee is to oversee the land use development in the Municipality of Red Lake to ensure consistency with the Provincial Policy Statement, the Municipality's Official Plan, the Municipality's Zoning By-Law, and the principles of organized and reasonable development.
3. Council has adopted a By-Law outlining the Terms of Reference of the Planning Advisory Committee.

8.17 Property and Yard Maintenance Standards

1. Council shall enforce the provisions of the Ontario Building Code, in order to ensure the necessary standards of construction in new buildings and structures or in the extension or enlargement of existing buildings and structures.
2. Council shall undertake to keep in a fit and well-maintained condition, all municipally-owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, parks, etc.
3. Council has adopted a Property Standards By-Law which requires that all sub-standard properties be repaired or be cleared of all buildings, debris, structures or refuse, and left in a graded and leveled condition. The property standards By-Law specifies the manner in which it will be administered and enforced. The Terms of Reference for the Property Standards Committee establishes the operation of the Committee.
4. Council has adopted a Yard Maintenance By-Law which outlines the municipal standards for yard maintenance.



MUNICIPALITY OF RED LAKE

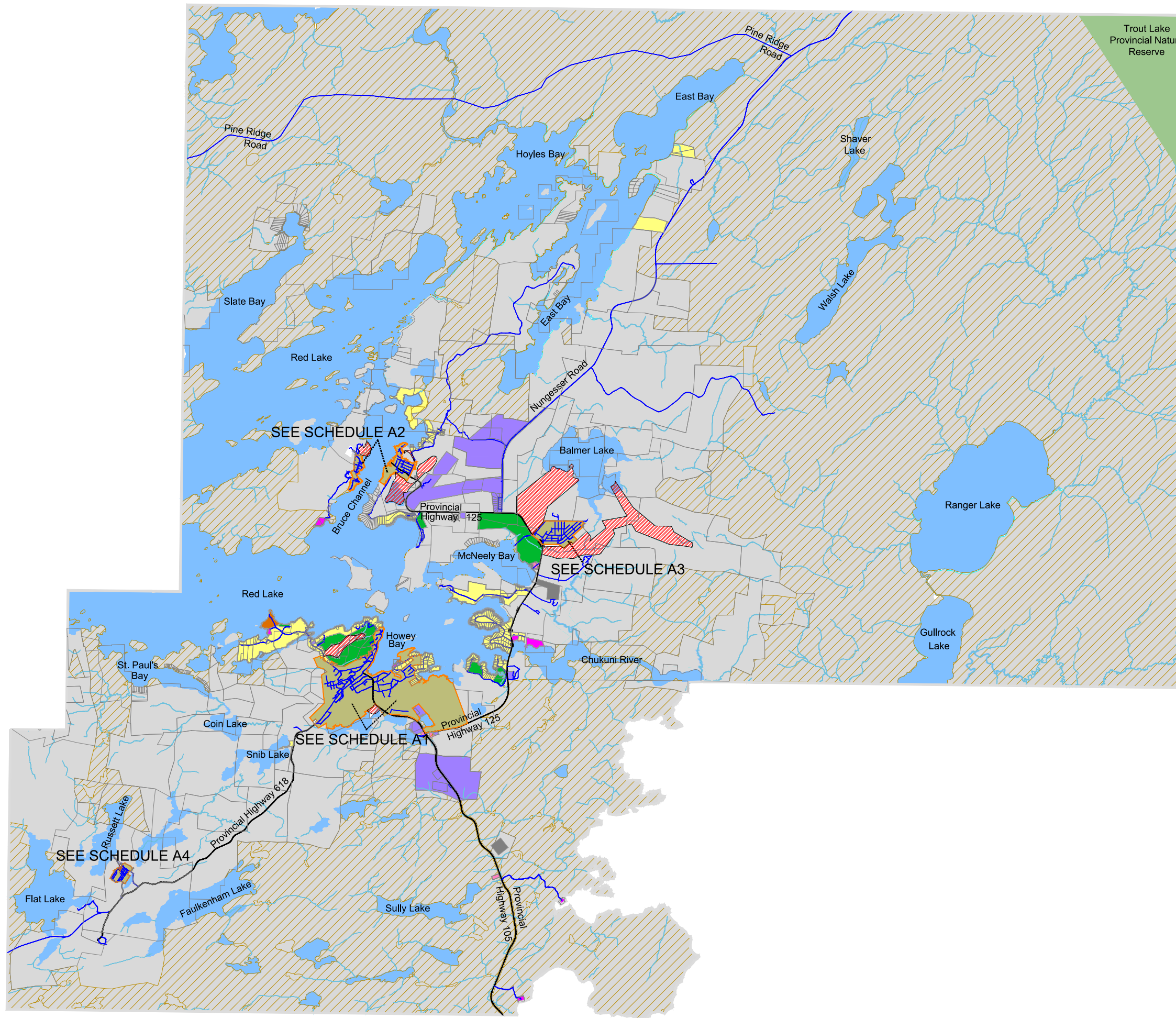
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SCHEDULE A

RURAL POLICY PLAN

LAND USE DESIGNATIONS

- Municipal Boundary
Townsite Boundary
- Transportation
Provincial Highway
Municipal Roads
- Land Use Designations
Rural Residential
Highway Commercial
Rural Commercial
Industrial
Institutional
Open Space
Environmental Protection
Natural Resources
Hazard Lands
Waste Disposal Area
Crown Land Overlay



500m 1000m 1500m 2000m 2500m



Draft Date: September 2014

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MUNICIPALITY OF RED LAKE

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SCHEDULE A1

TOWNSITE of RED LAKE

LAND USE DESIGNATIONS

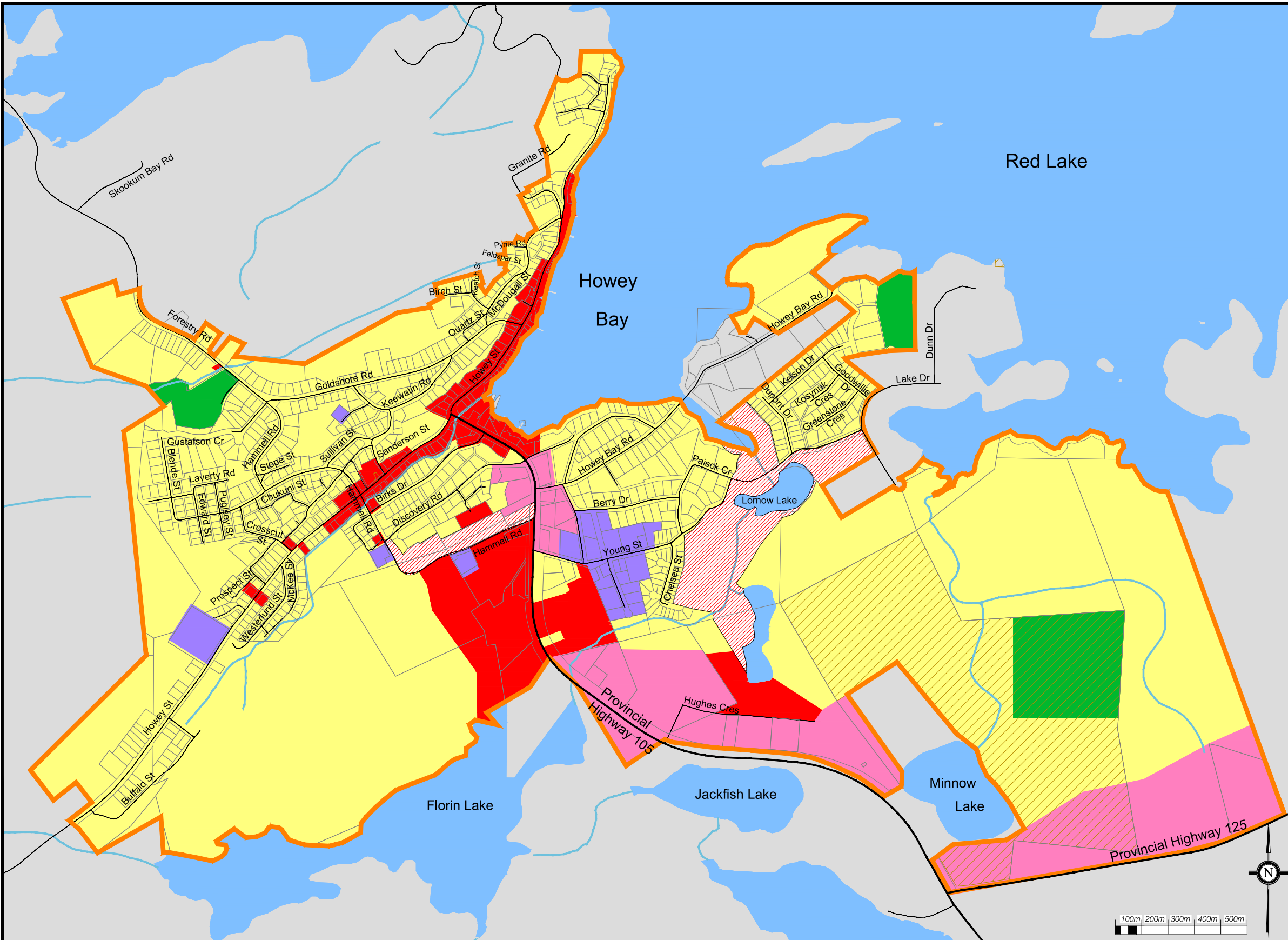
- Townsite Boundary 
- Transportation
Provincial Highway 
Municipal Roads 
- Land Use Designations
Townsite Residential 
Townsite Employment 
Highway Commercial 
Industrial 
Open Space 
Hazard Lands 
Environmental Protection Area 
Crown Land Overlay 

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MUNICIPALITY OF RED LAKE
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SCHEDULE A2
TOWNSITES of McKENZIE ISLAND and COCHENOUR
LAND USE DESIGNATIONS

- Townsite Boundary** 
- Transportation**
Provincial Highway 
Municipal Roads 
- Land Use Designations**
Townsite Residential 
Townsite Employment 
Highway Commercial 
Industrial 
Open Space 
Hazard Lands 
Crown Land Overlay 

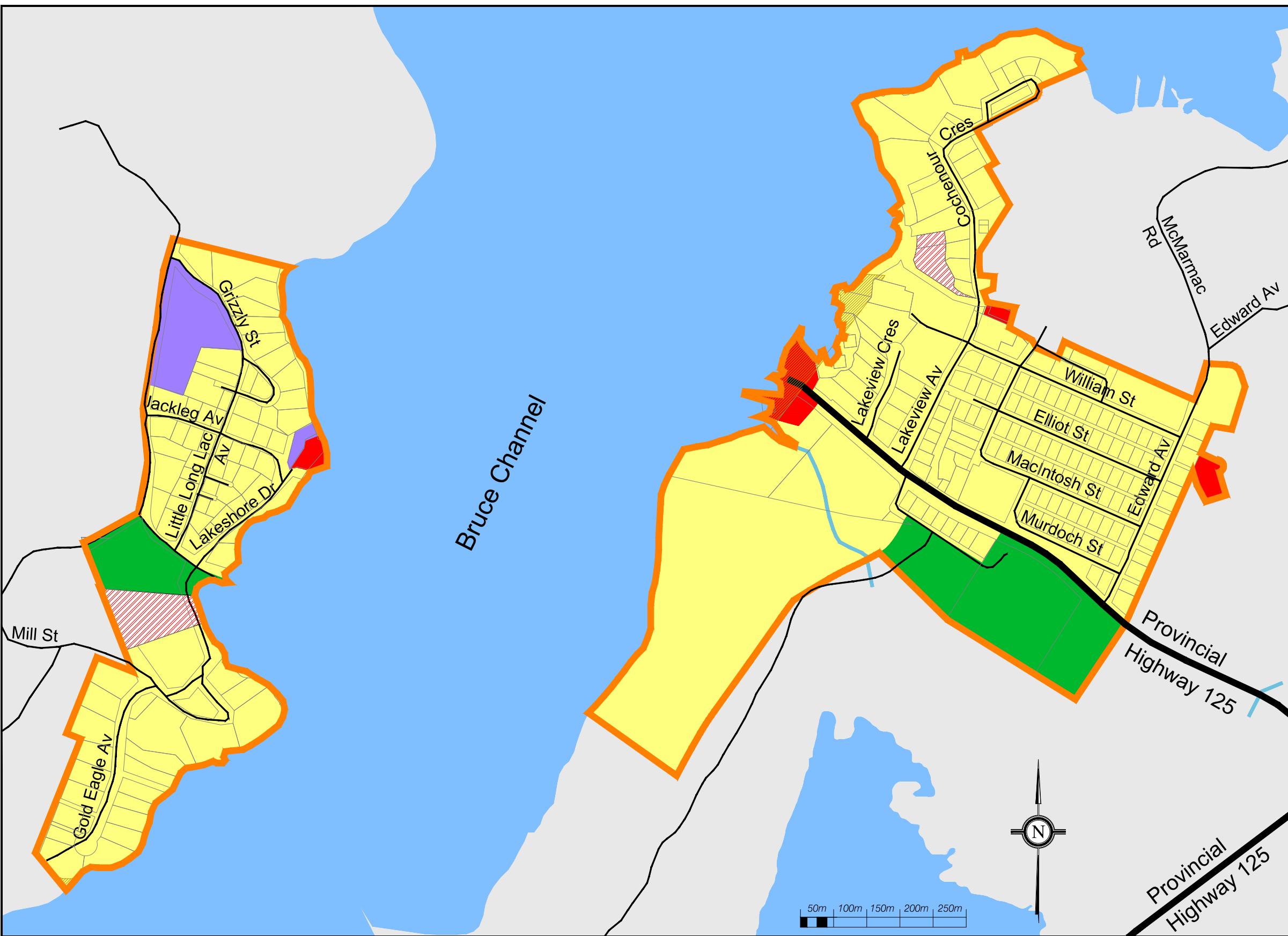
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







MUNICIPALITY OF RED LAKE

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SCHEDULE A3

TOWNSITE of BALMERTOWN

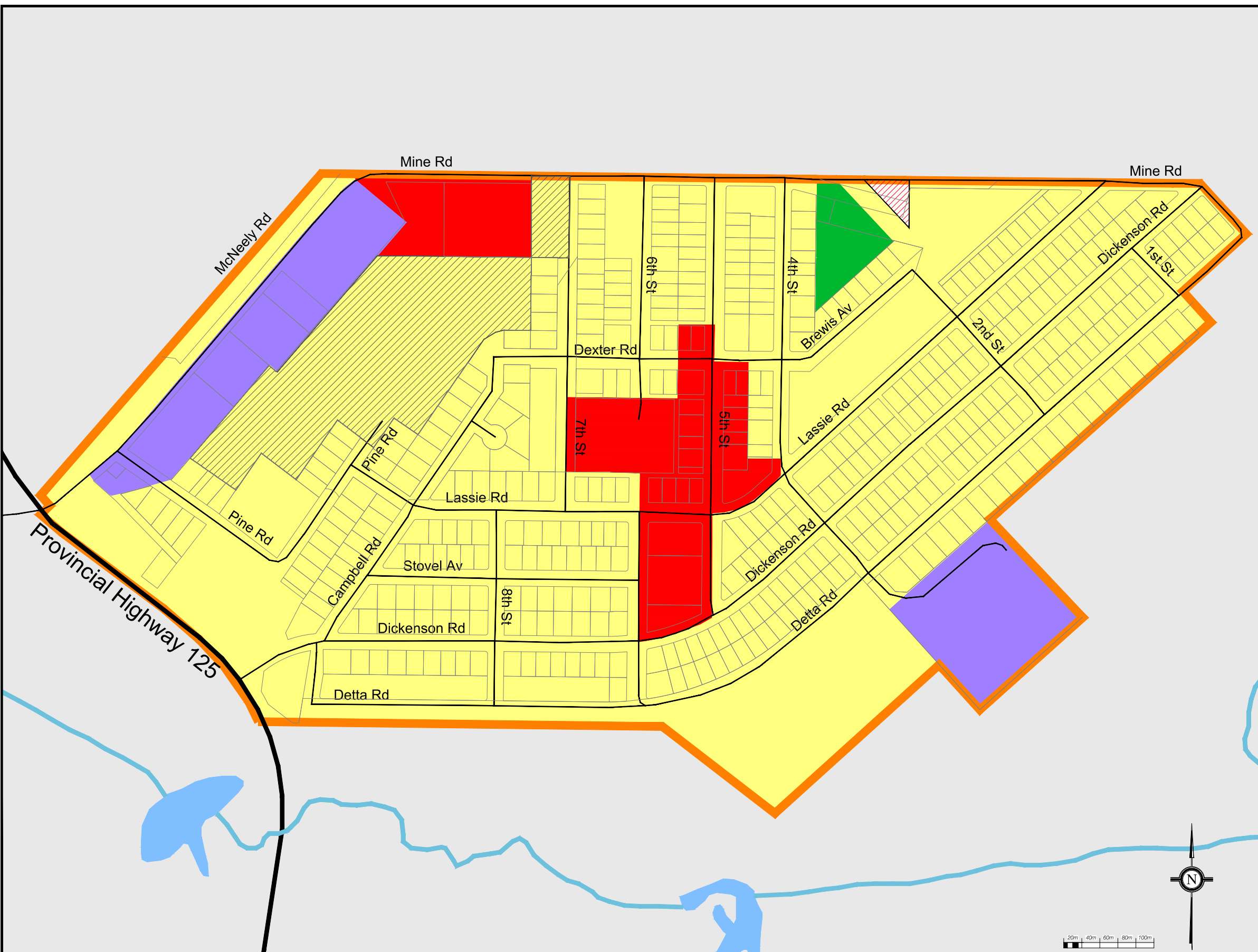
- Townsite Boundary 
- Transportation
Provincial Highway 
Municipal Roads 
- Land Use Designations
Townsite Residential 
Balmertown Residential Area Overlay 
Townsite Employment 
Industrial 
Open Space 
Hazard Lands 

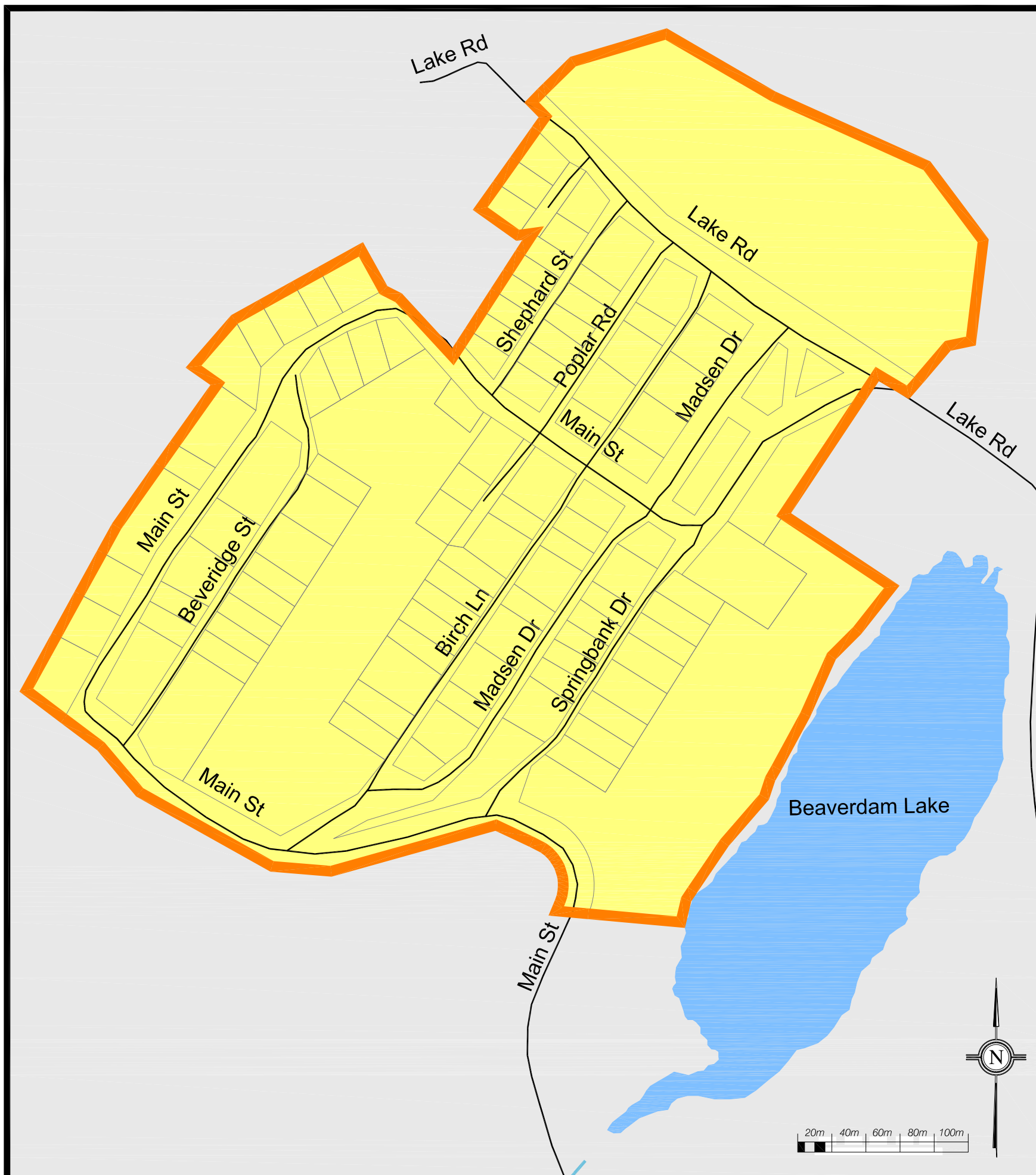
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DRAFT OFFICIAL PLAN
SCHEDULE A4
TOWNSITE of MADSEN

- Townsite Boundary 
- Transportation
Municipal Roads 
- Land Use Designations
Townsite Residential 

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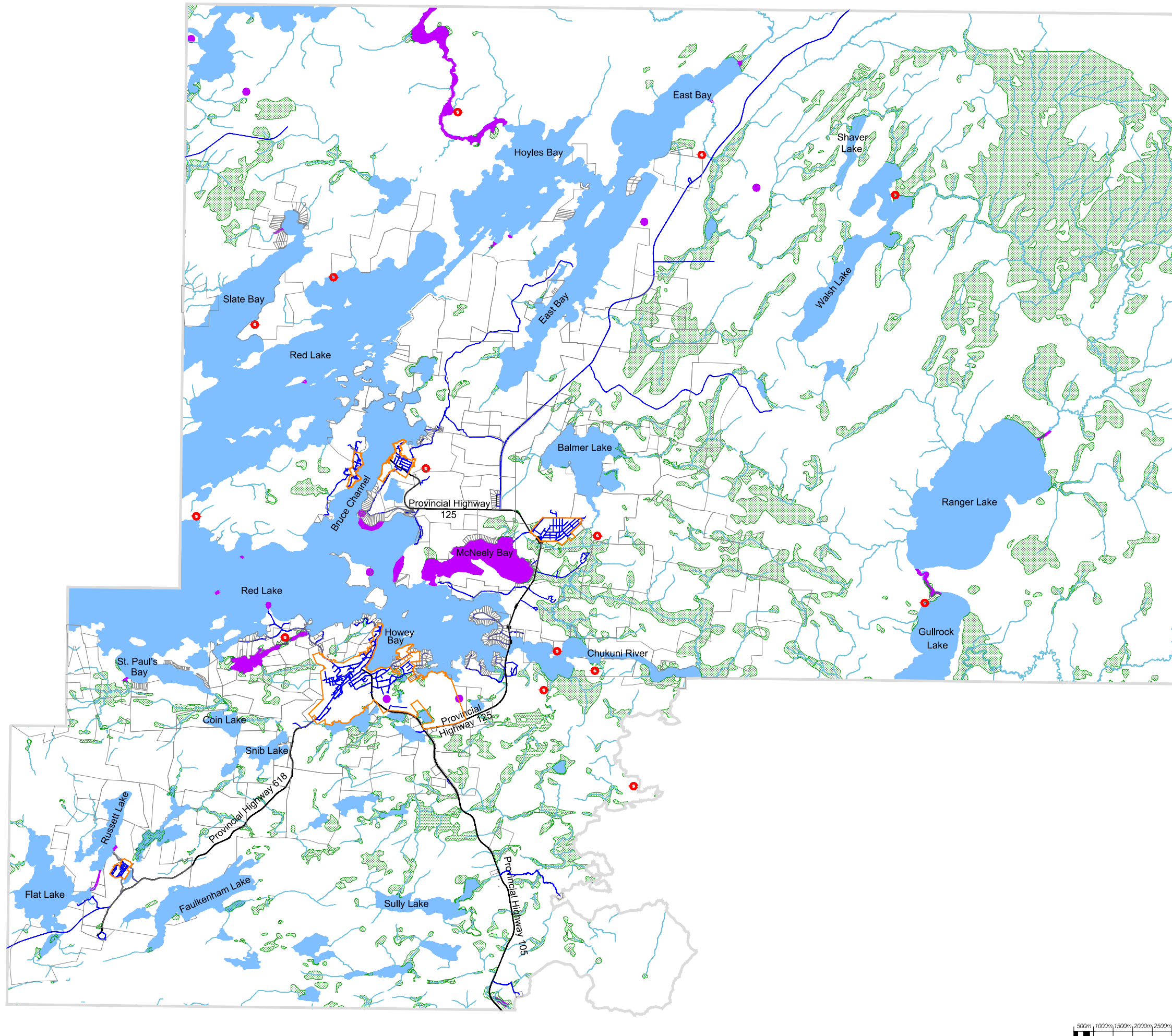
MUNICIPALITY OF RED LAKE

DRAFT OFFICIAL PLAN

ANNEX A

NATURAL AND CULTURAL HERITAGE FEATURES

- Municipal Boundary
Townsite Boundary
- Ecologically Sensitive Area
Fish Habitat
Wetlands
- Transportation
Provincial Highway
Municipal Roads



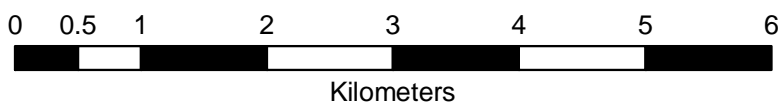
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Municipality of Red Lake:
Abandoned Mines Information System
and Land Tenure



- Abandoned Mines Information System Site
- Town
- Railway
- Highway
- Arterial Road
- Street
- Resource / Recreation Road
- River
- Lake
- Township
- Municipality of Red Lake
- Mining Claim as at 02-Nov-12
- Disposition (lease or patent)
- Alienation (notice or withdrawal)

Projection: Universal Transverse Mercator - Zone 15 - NAD83

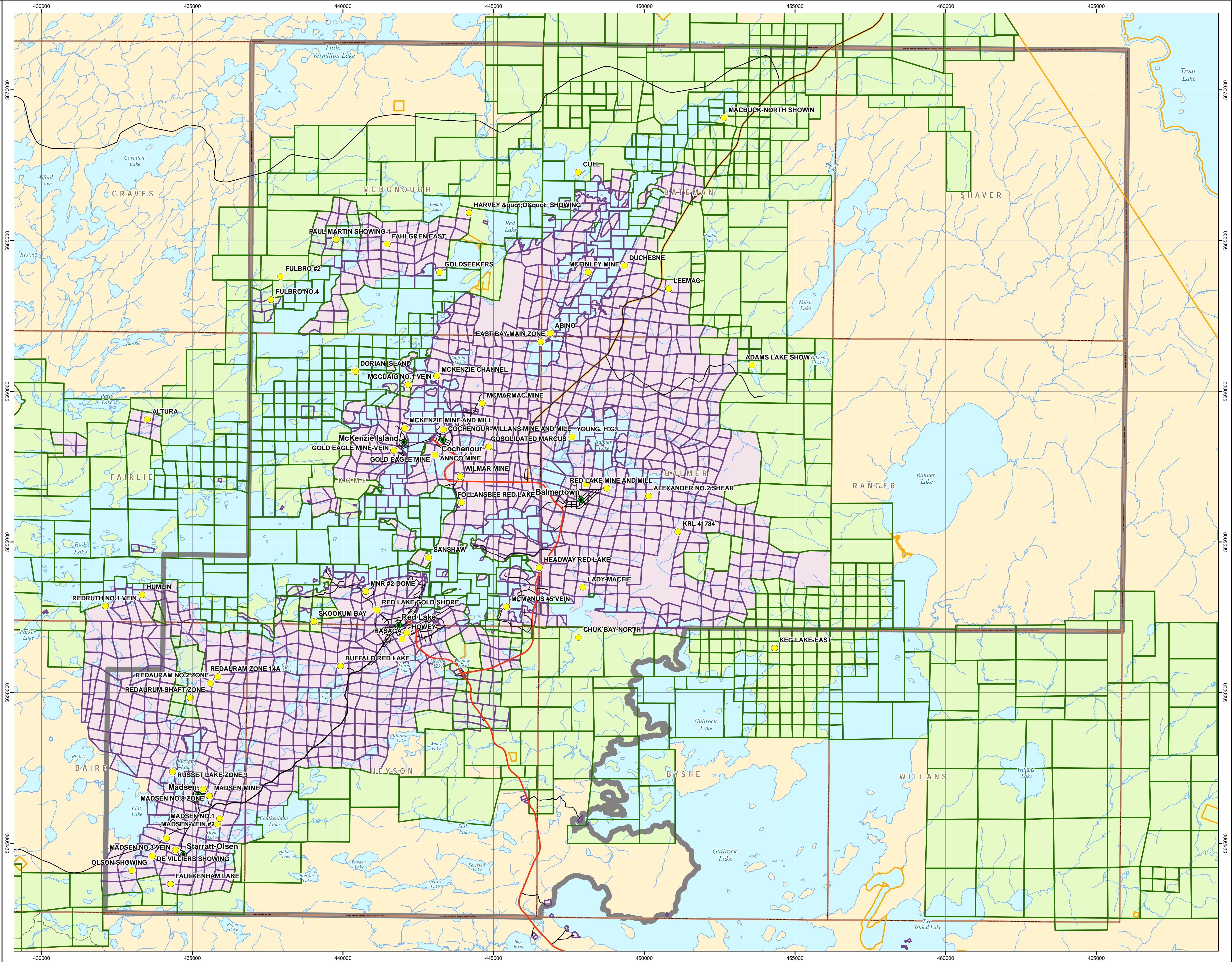
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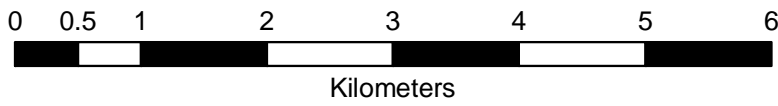
Claim information is displayed for illustrative purposes only. Consult the Mining Claims Information Database or contact the Provincial Mining Recorders Office for the most current information.

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Municipality of Red Lake:
Metallic Mineral Potential Estimation Tool



Projection: Universal Transverse Mercator - Zone 15 - NAD83

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The MMPET tool is a GIS application that provides a high level, regional scale illustration of the likelihood of any given parcel of land to be prospective for a metallic mineral resource. MMPET is not a mineral resource assessment (MRA) and does not adhere to the approved methodology for determining Provincially Significant Mineral Potential (PSMP).

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