



**Municipality of Red Lake**  
Official Plan and Zoning By-law Review

**DRAFT Official Plan Policy Directions  
and Zoning Recommendations Report**  
March 2026



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# Municipality of Red Lake

## Official Plan Review

**Special Meeting of Council - Section 26(3), Planning Act**  
March 23, 2026

**Presenters:**

Nadia De Santi, MCIP, RPP – Project Manager / Practice Lead

Jill MacDonald, MCIP, RPP – Senior Planner

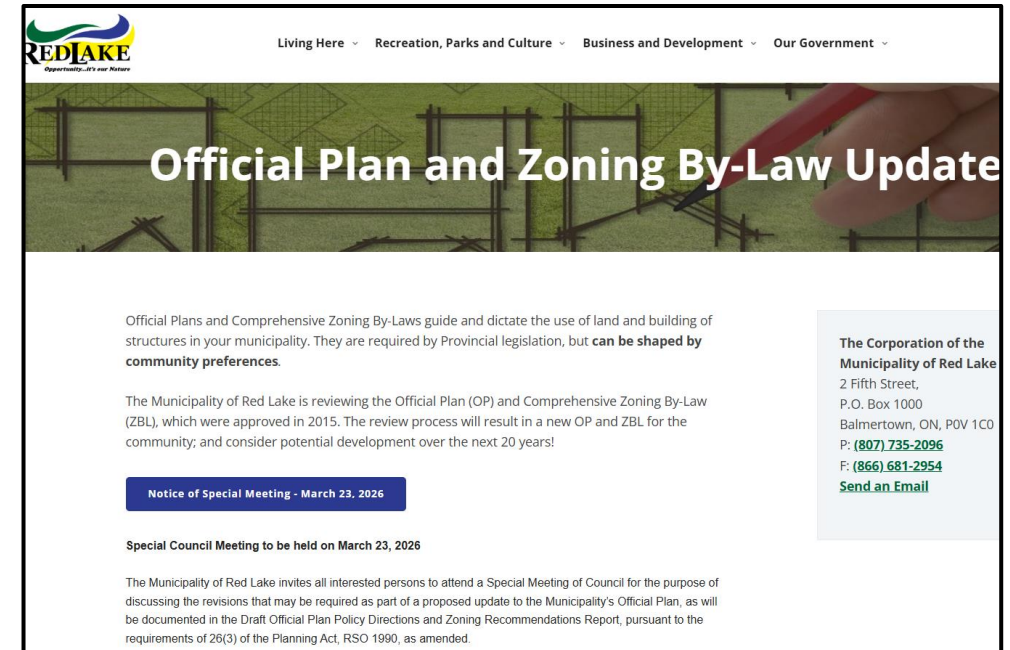


# Overview and Purpose of Today's Presentation

1. Purpose of this Meeting – Special Meeting of Council (Section 26(3), Planning Act)
2. Project Overview and Engagement Completed to Date
3. Work Completed to Date
  - Final Background Report (November 2025)
  - Draft Official Plan Policy Directions and Zoning Recommendations Report (March 2026)
4. Policy Recommendations - Revisions to the Official Plan
5. Next Steps

# Purpose of this Meeting

- Special Meeting of Council for the Official Plan Review – Section 26(3) of the Planning Act.
- Review the policy recommendations for revisions to the Official Plan, as per the Draft Official Plan Policy Directions and Zoning Recommendations Report (March 2026).
- Provide Council and the public with an opportunity to provide feedback on the proposed policy recommendations.
- Obtain Council's direction to proceed with preparing the Draft Official Plan.



**Image:** Municipality of Red Lake Official Plan and Zoning By-law Review project webpage

## Project Webpage:

<https://www.redlake.ca/business-and-development/planning-and-development/official-plan-and-zoning-by-law-update/>

# Overview of Official Plan Review

- The Municipality of Red Lake is undertaking the legislated review of its Official Plan in accordance with Sections 17 and 26 of the Planning Act, R.S.O. 1990, as amended, and the 2024 Provincial Planning Statement (PPS).
- Municipality's current Official Plan was last approved by the Province in 2015.
- The Official Plan goals, objectives, policies, and Schedules (i.e., maps) will be updated to ensure they are consistent with the 2024 PPS and reflect matters of local and provincial interest.
- The Municipality is also undertaking a concurrent review of the Zoning By-law (Adopted November 16, 2015), however the purpose of this Special Meeting is to discuss revisions to the Official Plan.



# Project Work Plan

	Engagement Milestone	Project Deliverables
<b>Stage 1</b> <b>Initial Engagement and Pre-consultation</b> Fall 2025	<ul style="list-style-type: none"> <li>Virtual Pre-consultation with Ontario Partner Ministries</li> <li>Municipal Project Webpage Launch</li> <li>Council Introduction Presentation</li> </ul>	<ul style="list-style-type: none"> <li>Community Engagement Plan</li> </ul>
<b>Stage 2</b> <b>Background Research and Analysis</b> Fall 2025	<ul style="list-style-type: none"> <li>Initial Outreach to Community and Stakeholder Groups</li> <li>Initial Outreach to Indigenous Communities</li> <li>Public Open House #1 – Introduction and Draft Background Report</li> </ul>	<ul style="list-style-type: none"> <li>Background Report and “As We Heard It” Summary</li> </ul>
<b>Stage 3</b> <b>Development of Policy and Zoning Recommendations</b> Winter 2026	<ul style="list-style-type: none"> <li>Special Council Meeting</li> </ul>	<ul style="list-style-type: none"> <li>OP Policy Directions and Preliminary Zoning Recommendations Report</li> </ul>
 <b>We are here!</b>		
<b>Stage 4</b> <b>Draft Official Plan and Draft Zoning By-law</b> Spring 2026 – Fall 2026	<ul style="list-style-type: none"> <li>Combined Statutory Public Open House</li> <li>Combined Statutory Public Meeting</li> </ul>	<ul style="list-style-type: none"> <li>Draft Official Plan (90-day MMAH Review)</li> <li>Draft Zoning By-law</li> </ul>
<b>Stage 5</b> <b>Final Official Plan and Final Zoning By-law</b> Fall 2026 – Winter 2027	<ul style="list-style-type: none"> <li>Council Adoption Meeting – Final Official Plan</li> <li>Council Adoption Meeting – Final Zoning By-law</li> </ul>	<ul style="list-style-type: none"> <li>Final Official Plan</li> <li>Submit Final Official Plan to MMAH for Approval (120-day review)</li> <li>Final Zoning By-law</li> </ul>

# Overview of Engagement Completed to Date

- **One-Window Pre-Consultation with Ontario Ministries - October 14, 2025**
- **Initial Indigenous Engagement Outreach – Fall 2025**
  - Initial outreach to 12 Indigenous communities, including: Keewaywin First Nations, Deer Lake First Nations, McDowell Lake First Nations, North Spirit Lake First Nations, Poplar Hill First Nations, Sandy Lake First Nations, Pikangikum First Nations, Lac Seul First Nations, Wabaskang First Nations, Métis Nation of Ontario, Wabaseemoong Independent Nation, Asubpeeschoseewagong First Nation (Grassy Narrows First Nation)
  - Outreach also undertaken with Grand Council Treaty 3.
- **In-person Public Open House #1 – November 6, 2025**
- **Online Survey & Questionnaire – October 6 to November 6, 2025**

An “**As We Heard It**” Report completed to summarize the engagement completed to date and is included in the Final Background Report (November 2025).

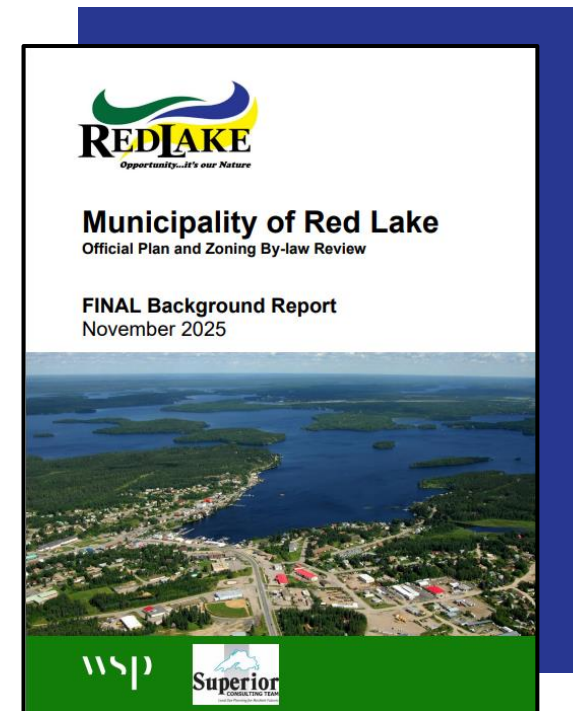


**Image:** Public Open House #1 in the Municipality of Red Lake (Superior Consulting, 2025)

# Final Background Report (November 2025)

The **Final Background Report (November 2025)** provides direction to the Municipality's Official Plan Review by describing the:

- Community overview of the Municipality of Red Lake and its land use characteristics;
- Growth management analysis;
- Review of Provincial planning policy and legislative changes, as well as review of municipal plans and studies relevant to the Review; and
- Consistency review of the Municipality's current Official Plan (2015) against the 2024 PPS.
- "As We Heard It" report summarizing the engagement completed to date.



The **Final Background Report (November 2025)** is available for review at the Municipality's project webpage: <https://www.redlake.ca/business-and-development/planning-and-development/official-plan-and-zoning-by-law-update/>



# Final Background Report (November 2025)

A **Business Gap Analysis** (August 7, 2025) and **Community Capacity Study** (October 16, 2025) were completed by InterGroup Consultants Ltd. to determine population, dwelling, and employment projections to the year 2045, and analyze the the Municipality’s vacant lands, residential and employment land needs. Two (2) sets of growth projections for the Municipality were used:

## 1. Baseline Projection

Projection	2021	2045	Change (2021-2045)
Population	4,094	4,467	+373
Dwellings	1,705	1,892	+187
Jobs	1,246	1,259	+13

## 2. Potential Growth Projection\*

Projection	2021	2045	Change (2021-2045)
Population	4,094	5,670	+1,576
Dwellings	1,705	2,493	+788
Jobs	1,246	1,832	+586

\*(reflects potential impacts of planned projects, including Evolution Mine, Great Bear Project, PAK Lithium Project, Berens River Bridge and Road project)

# Final Background Report (November 2025)

## Vacant Land Supply Analysis

- The Municipality may expect a demand ranging from approximately 23 - 215.1 gross hectares of additional vacant lands to the year 2045.
- **In both projections, there is sufficient residential land (175.4 ha supply) to meet growth needs to 2045. For the Potential Growth Projection, there will be a shortage of land zoned for industrial (1.4 ha available; 125 ha required) and institutional (1.1 ha available; 20.6 ha required).**

## Draft OP Policy Directions and Zoning Recommendations Report (March 2026)

- A Draft OP Policy Directions and Zoning Recommendations Report (March 2026) was prepared to identify key policy changes to be addressed as part of the OP Review.
- **Key recommendation themes include:**
  - Establishing a Vision
  - Planning for Growth
  - Abandoned Mine Hazards and Aggregate Resources
  - Age-Friendly
  - Climate Change
  - Community Improvement
  - Indigenous Engagement
  - Identification and Protection of Natural, Cultural and Archaeological Heritage Resources
  - Hazard Lands
  - Housing
  - Natural Heritage
  - Planning for Lands in proximity to the Airport
  - Official Plan Schedules



# Draft OP Policy Recommendations

## Establishing a Vision

- **Recommendation 1:** The Municipality repeal its existing OP and adopt a new OP, with a 20-year planning horizon to the year 2045. Under the Planning Act, the new OP would not be required to be reviewed for 10 years.
- **Recommendation 2:** Establish a new vision based on community input received and the Final Background Report. The vision should be centered on the theme of an accessible, caring community that is evolving to meet the needs of local residents of all ages, including seniors, youth, and workforce.

### The Draft OP Vision:

**“Red Lake shall be a supportive, caring Northwestern community that will be well-positioned to adapt to provide for residents of all ages, and opportunities for youth and an evolving workforce.”**

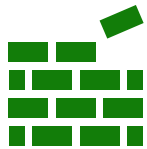
# Draft OP Policy Recommendations

## Establishing a Vision

- **Recommendation 3:** Building on the draft vision, identify updated OP community priorities that will guide the development of the new policies. Recommended Draft community priorities include:



- **Priority #1: Supporting Liveable Communities** – Housing, parks and public facilities, age-friendly planning, community improvement.



- **Priority #2: Embracing Industry and Growth** – Supporting a range of services and businesses, planning for industrial uses, land use compatibility, infrastructure.



- **Priority #3: Stewardship of the Natural Environment and Resources** – Natural heritage protection and preservation, archaeological and cultural heritage resources, natural resource planning and management.



# Draft OP Policy Recommendations

## Planning for Growth

- **Recommendation 4:** Expand the Settlement Area boundary by 23 – 215.1 gross ha to accommodate future anticipated industrial and institutional growth as identified in the Potential Growth Projection in the Community Capacity Study (2025).
- **Recommendation 5:** Redesignate lands to accommodate projected growth and land use needs, and revise/develop policies to ensure appropriate range and mix of land uses are permitted to support the creation of complete communities.

**Right: Proposed Land Use Designations – Draft Official Plan**

Current (Official Plan, 2015)	Proposed (Draft Official Plan)
<b>Land Use Designations</b>	
Townsite Residential Area	Townsite Residential
Townsite Employment Area	<b>Townsite Commercial Mixed-Use</b>
Highway Commercial Area	Highway Commercial
Open Space	Open Space
Industrial Area	Industrial Area
Rural Residential Area	Rural Residential <b>Shoreline Residential</b>
Rural Commercial Area	Rural Commercial
Natural Resources Area	Natural Resources Area
Waste Disposal Site	N/A
Environmental Protection Area	Environmental Protection
N/A	<b>Institutional</b>
N/A	<b>Airport Area</b>
N/A	<b>Crown Land Area</b>
<b>Policy Overlays</b>	
N/A	<b>Waste Disposal Site Overlay</b>
Hazard Land	<b>Hazard Land Overlay</b>
Crown Land Overlay	N/A

# Draft OP Policy Recommendations

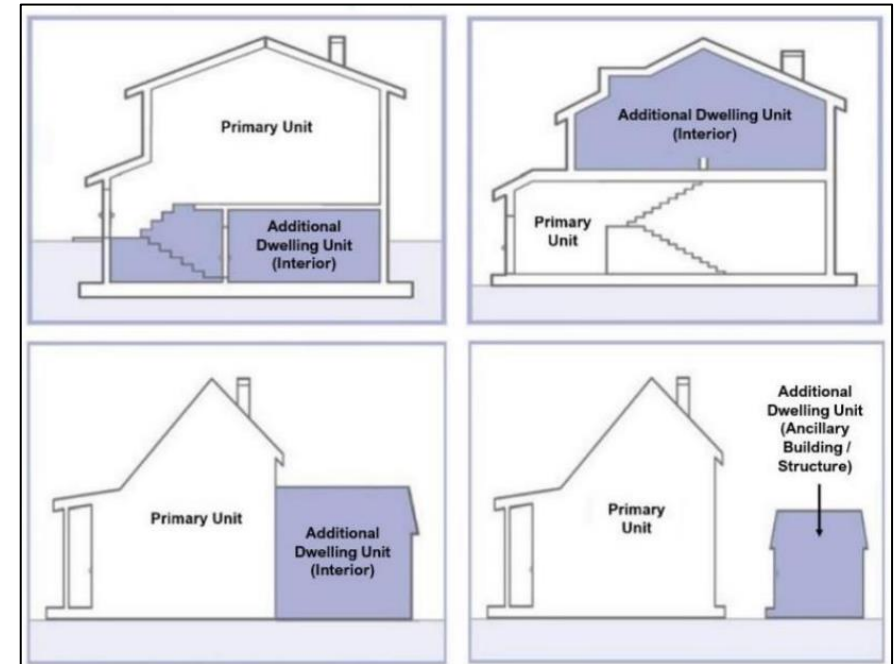
## Planning for Growth

- **Recommendation 6:** Review Section 4.5 Industrial Area to ensure employment uses consistent with the definition of “employment area” in the 2024 PPS are permitted in the Industrial Area land use designation.
- **Recommendation 7:** Review and update Section 8.2 Amendments to include revised policies for employment land conversions outside of a comprehensive review.
- **Recommendation 8:** Reflect the 2024 PPS and establish policies to enable development and facilitate the availability of a full range of housing types (e.g., purpose-built rental housing, rent-geared-to-income housing, housing that is accessible, deeply affordable housing, etc.), to meet a range of identified needs. This would also include policies related to partnerships and funding and grant programs to facilitate the development of non-market housing.

# Draft OP Policy Recommendations

## Planning for Growth

- **Recommendation 9:** Update policies for additional residential units (ARUs), subject to relevant planning considerations and conformity with the Planning Act and O.Reg. 299/199, to allow a wider range of housing typologies and higher densities within certain areas of the Municipality with adequate servicing capacity.
  - Allow one (1) ARU in rural areas subject to adequate servicing as reviewed and confirmed by the Municipality.
- **Recommendation 10:** In the Residential designation section, add high-level policies that acknowledge the future long-term planned growth for Harry's Corner in the townsite of Red Lake.



**Image:** Examples of ARU locations within a primary dwelling (MMAH, 2019)

## Draft OP Policy Recommendations

No.	Proposed Policy Recommendation
11	Consider adding policies to enable the Municipality to enact a by-law or licensing system to regulate development of Short-Term Rentals (STRs).
12	Provide high-level policies for Home Occupations and Home Industries. It is noted that the ZBL will include more detailed zoning requirements for these uses.
13	Revise policies in Section 3.10 Dormitories to reflect updated terminology and consistency with the PPS 2024.
14	Update housing, transportation, and parks and open space policies to reflect age-friendly considerations, as appropriate.

## Draft OP Policy Recommendations

No.	Proposed Policy Recommendations
15	<p>Establish policies that support economic development and housing opportunities in collaboration with the neighbouring Indigenous communities, including Anishinaapek of Red Lake; the traditional lands of Lac Seul and Wabauskang First Nations, and Treaty 3 Territory.</p> <p>Policies should also address engagement with local Indigenous communities on various planning matters, including development review and planning initiatives/studies.</p>
16	<p>Update policies related to climate change, sustainability, natural heritage, cultural heritage and archaeology, and the environment to include language that supports engagement with, and partnerships with local Indigenous communities.</p>
17	<p>Update Section 8.5 Community Improvement to reflect the Municipality's community improvement priorities and ensure revitalization, investment, housing, and heritage are formally supported and implemented.</p>

## Draft OP Policy Recommendations

- **Recommendation 18:** Update policies in Section 7 Transportation to ensure clear identification of provincial highways or roadways under jurisdiction of the Ministry of Transportation (MTO) and update access and entrance requirements.
- **Recommendation 19:** Update policies in Section 7.4 Trail Pathway System to support increased usage of active transportation and trail networks in Red Lake.

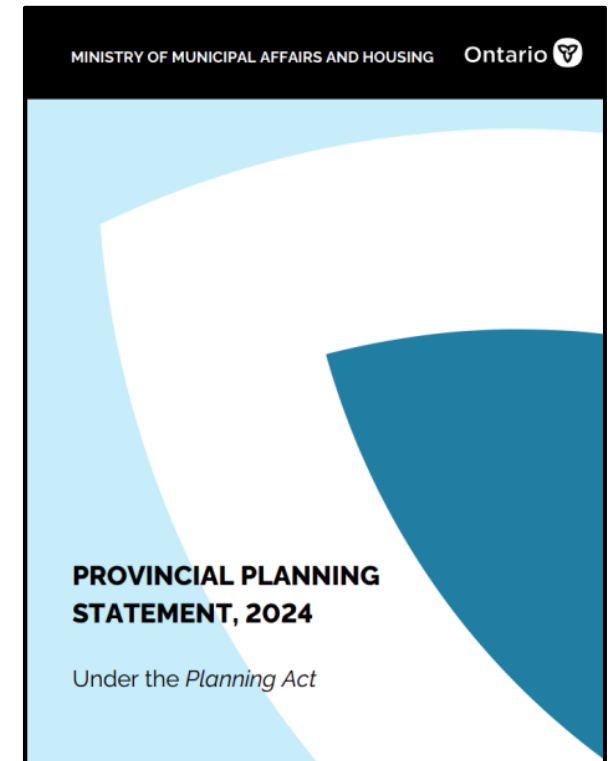


**Image:** Phillip Thomas Vinet Centennial Park ([www.redlake.ca](http://www.redlake.ca))

# Draft OP Policy Recommendations

## Identification & Protection of Natural, Cultural & Archaeological Heritage Resources

- **Recommendation 20:** Revise policies regarding natural heritage features and areas in accordance with the 2024 PPS and Ministry comments received through the One-Window pre-consultation meeting.
- **Recommendation 21:** Support the establishment of agricultural uses, agriculture-related uses, and on-farm diversified uses in rural areas in accordance with Provincial standards. Include policies that support urban agriculture and the agri-food network in appropriate land use designations to reflect the 2024 PPS.
- **Recommendation 22:** Update archaeological and cultural heritage resource policies to reflect the 2024 PPS, recently approved Acts, and requirements for archaeological and heritage studies.



# Draft OP Policy Recommendations

## Identification & Protection of Natural, Cultural & Archaeological Heritage Resources

- **Recommendation 23:** Establish policies related to standard shoreline development to address shoreline setbacks, lands covered by water, and limitations on permitted uses within these areas.
- **Recommendation 24:** Update policies to enable the Municipality to maintain a heritage register that is regularly updated and available on a publicly accessible website.
- **Recommendation 25:** Consider incorporating policies related to Site Plan Control and Property Standards By-laws, to conserve cultural heritage resources.



Image: Howey Bay, 1920's (redlakemuseum.com)

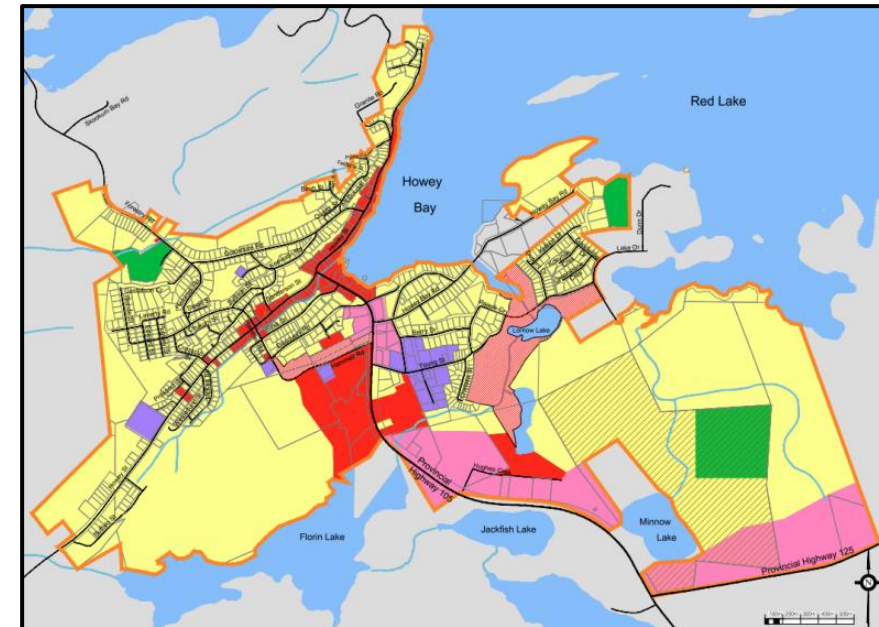
## Draft OP Policy Recommendations

No.	Proposed Policy Recommendations
26	Update Section 5.8 Cultural Heritage Resources to include requirements for consultation and engagement with local Indigenous communities when identifying cultural heritage resources.
27	Update Section 5.9 Archaeological Resources to recognize terrestrial and/or marine archaeological sites or areas of archaeological potential within the Municipality and clarify archaeological assessment requirements.
<b>Hazard Lands</b>	
28	Update Section 5.11 Mineral Mining Resources in response to comments received from the Minister of Energy and Mines and update OP Schedules to include all Abandoned Mines Information (AMIS) sites in proximity to the Municipality.
29	Update Section 3.13 Portable Asphalt and Portable Concrete Plants, to allow these to be used on public authority contracts without additional planning approvals, except in sensitive areas.

# Draft OP Policy Recommendations

## Schedules

- **Recommendation 30:** Update Schedules with the most current mapping information available. Seven (7) OP Schedules are proposed as follows:
  - **Schedule A – Rural Area – Land Use Designations:** Land use designations in the Municipality’s rural area;
  - **Schedules B-1 through B-4:** Land use designations within the five (5) townships:
    - **Schedule B-1:** Township of Red Lake;
    - **Schedule B-2:** Townships of McKenzie Island and Cochenour;
    - **Schedule B-3:** Township of Balmertown; and
    - **Schedule B-4:** Township of Madsen.
  - **Schedule C – Natural Heritage and Development Constraints:** Natural heritage features including wetlands, watercourses, and development constraints such as AMIS, mineral aggregate resources, and natural hazard lands; and
  - **Schedule D – Wildland Fire Hazard Areas (\*NEW):** Areas identified as having potential for wildland fire hazards.



**Schedule 'A-1' Township of Red Lake – Land Use Designations, Municipality of Red Lake OP (2015)**



## Draft OP Policy Recommendations

No.	Proposed Policy Recommendations
<b>Administration</b>	
31	Review and update the policies in Section 8.8 Lot Creation as flagged for review by municipal staff.
32	Consolidate all OP Amendments that have been adopted by Council since the current OP was approved.

# Next Steps

## Winter-Spring 2026

- Finalize the OP Policy Directions and Zoning Recommendations Report following this Special Council Meeting, to incorporate input received from this meeting.
- Prepare Draft Official Plan and Schedules for Municipal Staff Review.

## Spring-Summer 2026

- Prepare Revised Draft Official Plan and Submit to the MMAH for 90-day review.
- Prepare Draft Zoning By-law and Schedules for Municipal Staff Review.
- In-person Combined Statutory Public Open House in Red Lake to present the Draft Official Plan and Draft Zoning By-law to the community.

# Thank you – Questions? Comments?

## Municipal Staff Contact:

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Municipality of Red Lake

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Image Credit: Southpaw Photography

**For more information and future project updates, visit the Municipality's webpage:**  
<https://www.redlake.ca/business-and-development/planning-and-development/official-plan-and-zoning-by-law-update/>