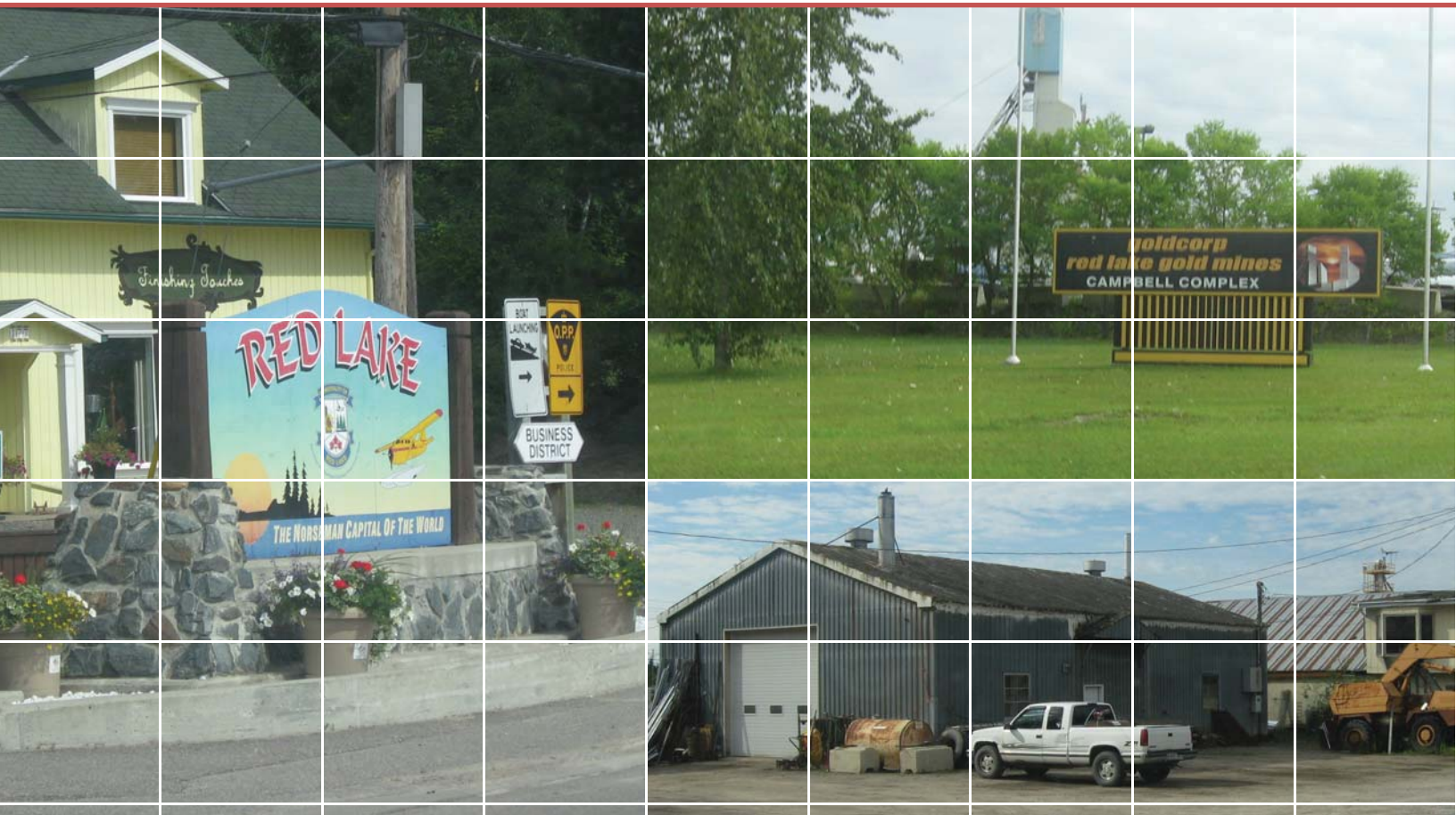




## Comprehensive Review - Report (Vacant Land - Growth Analysis)

July 2011



Prepared For:

**The Corporation of the Municipality of Red Lake**

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## **Comprehensive Review - Report** ***(Vacant Land - Growth Analysis)***

July 2011

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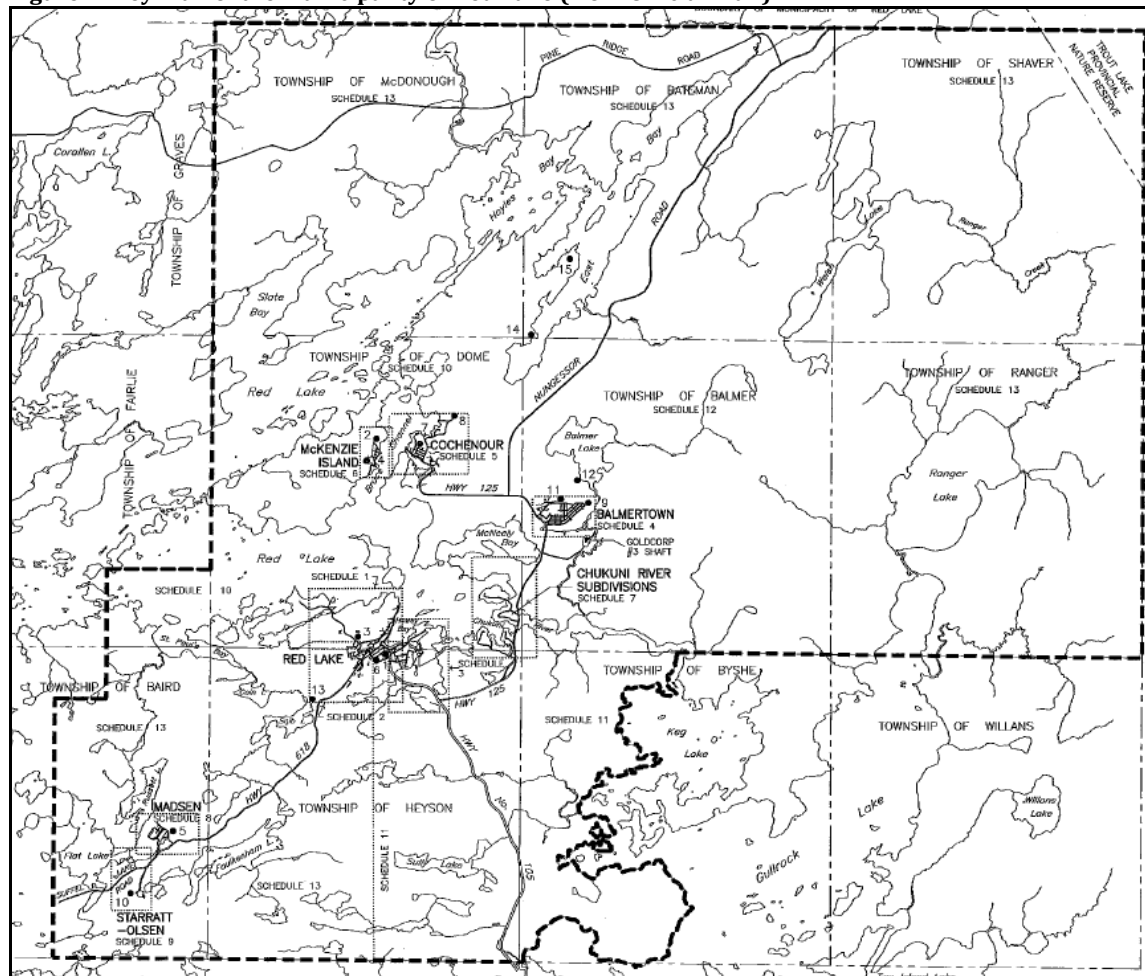
## 1. STUDY PURPOSE AND SCOPE

The purpose of this 2010-2011 Comprehensive Review is to provide a comprehensive review of current and projected land needs in the Municipality of Red Lake in accordance with the 2005 PPS. Land needs or the 'potential demand' will be assessed and compared to the existing vacant land supply in designated growth areas and through intensification and redevelopment in order to assess whether there is sufficient land available to accommodate potential population and employment growth projections.

This review is prepared in accordance with the PPS framework established through Policy 1.1.3.9. The study area for this comprehensive review is the Municipality of Red Lake as a whole with a focus on the existing settlement areas or 'Townsites'. The current servicing status and Official Plan policies formed the basis of the Townsite boundaries. Moreover, the future Nungesser Road Industrial Park, for which an Official Plan Amendment (OPA) was recently approved, was also included in the analysis.

Section 4 – General Townsite Development Policies of the Municipality of Red Lake Official Plan (By-law 554-05) state that there are eight (8) existing Townsites within the Municipality. Each of these Townsites is unique based on its land uses and policy direction as provided by the Official Plan. Only the five (5) Townsites which are fully serviced by the Municipality (i.e. water and sewer) were taken into consideration as part of this comprehensive review. The settlement area boundary of each of these five (5) Townsites was established based on the limits of the municipal services.

**Figure 1: Key Plan of the Municipality of Red Lake (from Official Plan)**



## 2. PROVINCIAL POLICY CONTEXT

The 2005 Provincial Policy Statement (PPS) provides a framework for undertaking a comprehensive review in determining whether or not there is a need to expand a settlement area. In the case of Red Lake, this comprehensive review will address land needs and identify whether any of the Townsite settlement area boundaries require an expansion in order to accommodate the projected population and employment growth projections for a twenty-year planning horizon (i.e. up to 2031).

Policy 1.1.3.9 of the PPS states that:

*A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:*

- a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;*
- c) in prime agricultural areas:*
  - 1. the lands do not compromise specialty crop areas;*
  - 2. there are not reasonable alternatives which avoid prime agricultural areas; and*
  - 3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and*
- d) impacts from new or expanding settlement areas on agricultural operations which are adjacent to or close to the settlement area are mitigated to the extent possible.*

The term “comprehensive review” is defined in the PPS as:

*a) for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:*

- 1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;*
- 2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;*
- 3. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2;*
- 4. is integrated with planning for infrastructure and public service facilities; and*
- 5. considers cross-jurisdictional issues.*

### 3. METHODOLOGY AND RESULTS

The following section explains the methodology and the results of the vacant land analysis and boundary expansion analysis undertaken as part of this comprehensive review. It includes:

- Part A: Population and Employment Projections – Establishing the Demand for Residential and Employment Land
- Part B: Residential and Employment – Establishing the Vacant Land Supply for Residential and Employment Uses
- Part C – Policy Analysis of Settlement Area Boundary Expansions

#### PART A: POPULATION AND EMPLOYMENT PROJECTIONS – ESTABLISHING THE DEMAND FOR RESIDENTIAL AND EMPLOYMENT LAND

The following section describes the methodology undertaken by the Municipality of Red Lake to establish the population and employment projections for the next twenty-year planning horizon (i.e. 2031). In simple terms, the results of the projections provide an estimate of the future demand for residential units and jobs. Given the nature and growth of the mining sector in the Municipality, the employment projections were calculated first to determine the potential population and household projections. The overall assumption for this exercise is that mining would continue as the lead employment sector in the Municipality.

#### STEP 1 – Establish Baseline for Potential Employment, Population and Household Projections

According to the 2006 Census information, the population of the Municipality of Red Lake is 4,526, which is an increase of almost 7% from 2001 when the population was recorded at 4,233.

According to the Census, **the total number of ‘private dwellings’ is 2,009**. This figure includes dwellings which are not permanently occupied by year-round residents.

In contrast, the total number of ‘private dwellings occupied by usual residents’ is 1,750 (i.e. occupied by permanent, year-round residents). As such, the number of persons per household is approximately 2.6. Of the total number of ‘private dwellings occupied by usual residents’, Table 1 outlines a breakdown by unit type, number and percentage of the overall total.

**Table 1: Private Dwellings Occupied by Usual Residents – per Unit Type (2006 Census)**

Unit Type	Number	Percentage
Single-detached	1,325	75.7%
Semi-detached	35	2.0%
Row houses	46	2.6%
Apartments, duplex	19	1.1%
Apartments in building with less than 5 storeys	240	13.7%
Apartments in building with more than 5 storeys	0	0%
Other (includes other single attached houses and movable dwellings such as mobile homes and houseboats)	75	4.3%
<b>Total private dwellings occupied by usual residents</b>	<b>1,740 units (rounded up to 1,750)</b>	<b>99.4% (rounded up to 100%)</b>

From the above, it is evident that the predominant housing type is single-detached, followed by apartments in buildings under five storeys and ‘other’ dwellings, which include mobile homes and houseboats.

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## STEP 2 – Calculate Potential Employment, Population and Household Potential Projections

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The Municipality undertook potential employment, population and household projections to the year 2031. Attached to this report in **Appendix A** is the Municipality of Red Lake – Demographic Forecast – 2010-2031, Version #7.1 Summary Document.

### Assumptions

Employment data was based on the following assumptions:

- Future development will take place on lands zoned for employment uses and the proposed Industrial Park (OPA No. 3). The Industrial Park would require a Zoning By-law Amendment from Natural Resources to an Industrial zone in the Municipality's Zoning By-law (1277-10).
- Approximately 15% of the future employment development (whether high or low growth scenarios) will take place on mine sites outside of Townsites (not including Nungesser Industrial Park). As such, **85% of the projected employment increase** will occur within Townsites.
- Employment data was collected from the three major companies in the Municipality: Goldcorp, Rubicon and Two Feathers Forest Products LP (status pending).
- There will be potential growth as a result of the expansion to the Red Lake Airport (i.e. concession and kiosks) and surrounding industrial zoned lands.
- Other employment is assumed from exploration and mining companies (other than Goldcorp and Rubicon).
- Historical data from past mine openings.

Two growth scenarios were assumed based on historical data and on the mining exploration and ongoing mining activities in the area:

- **Low Growth Scenario** (i.e. existing mines would continue to operate and grow, at least 2 mines open by 2031, no Two Feathers Forest Products plans, and lower growth in the highway commercial and proposed industrial park area); and
- **High Growth Scenario** (i.e. at least 5 new mines open by 2031, and the implementation of the Two Feathers Forest Products plans, as well as higher growth in the highway commercial and proposed industrial park areas).

In both scenarios, the planned airport expansion would continue to occur.

Based on this information, the Actual Employment Increase was based on full employment, which includes new mining projects proceeding and expanding, complete industrial and commercial park occupancy, new airport business park expansion and occupancy, and value added forestry processing plant proceeding and expanding. The sum of all Actual Employment Increase is the potential employment growth projection of **3,987**. This was assumed to be the **High Growth Scenario**. The **Low Growth Scenario** was assumed to be 50% of the High Growth Scenario, therefore resulting in a potential employment growth projection of **1,949**.

The Adjusted Overall Population Increase is derived from the Actual Employment Increase (the sum of all employers) multiplied by 2.6 persons (number of people in the average household according to Stats Can) minus 30 (60 employees for each of the 20 years of the projection reduced by 50%). **REDUCTION JUSTIFICATION:** 60 is the number of employees expected per annum from exploration and new mines. This figure is based on historic data for this employment sector. Because of the transient nature of this sector, 50% reduction per annum is a fair and equitable representation of how this group could impact Red Lake's population in the future.

### **High Growth Scenario**

**Actual Employee Increase:** 86 (for 2011), 272 (for 2012), 279 (for 2013).....110 (2031)

**Adjusted Overall Population Increase** is calculated using: {**Actual Employee Increase** (Using for Each Year) X 50% (average number of employees bringing families to Red Lake) X 2.6 (number of families in StatsCan family unit)} - 30 (see Adjusted Overall Population Increase for Reduction Justification) [where each year's Actual Employment Increase is summed up from 2011 to 2031] = 4,533

Therefore the **Adjusted Overall Population Increase under the High Growth Scenario is 4,553.**

### **Low Growth Scenario**

**Actual Employee Increase** = ({Highway Commercial from 2011 to 2031} x 50% reduction for low growth scenario) + ({Industrial Park from 2011 to 2031} x 50% reduction for low growth scenario) + (Two Feathers Forest Products LP considered not to start and thus 0) + ({Goldcorp from 2011 to 2031} x 50% reduction for low growth scenario) + ({Rubicon from 2011 to 2031} x 50% reduction for low growth scenario) + (Airport not reduced in low growth scenario) + ({Exploration and Mining from 2011 to 2031} x 50%) [where each employer's **Employment Increase** is summed up after factoring the above assumptions from 2011 to 2031] = 1,949

Therefore using the assumption that the **Adjusted Overall Population Increase under the High Growth Scenario is 4,553 and dividing it by the Actual Employee Increase 3,987 = a factor of 1.4. Using this factor to multiply the Low Growth Scenario Actual Employee Increase (1,949 x 1.4) = 2,226 to arrive at the Adjusted Overall Population Increase under the Low Growth Scenario.**

### **Projected Population**

As such, the total projected population to the year 2031 is **9,079** (4,526 + 4,553) under the High Growth Scenario and **6,752** (4,526 + 2,226) under the Low Growth Scenario. The High Growth Scenario represents a doubling of the population, whereas the Low Growth Scenario represents a 50% increase in the population.

The potential household (dwelling) increase was based on the population increase divided by the persons per household number of 2.6. For the High Growth Scenario (4,553 / 2.6) equals **1,751**. For the Low Growth Scenario (2,226 / 2.6) equals **856**.

The potential projections for employment, population and households are summarized in Table 2.

**Table 2: Summary of 2031 Projections**

	2031 Projections	
	Low Growth Scenario	High Growth Scenario
Actual Employee Increase	1,949	3,987
Adjusted Overall Population Increase	2,226	4,553
Total Projected Population	6,752	9,079
Potential Household Increase*	856	1,751
Total Households	2,865 (2,009 existing according to 2006 Census + 856)	3,760 (2,009 existing according to 2006 Census + 1,751)

\* Potential Household Increase represents the number of additional dwelling units required under the Low and High Growth Scenarios.



## PART B: RESIDENTIAL AND EMPLOYMENT – ESTABLISHING THE VACANT LAND SUPPLY FOR RESIDENTIAL AND EMPLOYMENT USES

The following section outlines the methodology used to establish future residential and employment development potential and land supply within the Municipality of Red Lake, specifically within the existing settlement areas. Section 4 – General Townsite Development Policies of the Official Plan state that there are eight (8) existing Townsites within the Municipality. Policies within Section 4 of the Official Plan provide further detail on where and how development should occur and are summarized in Table 3 below.

**Table 3: Settlement Areas and Future Growth**

Townsite	Residential	Employment	Servicing	OP Reference
Red Lake	✓	✓	Full municipal (water and sewer)	Section 4.11, OPA 1 (Two Feathers) Ministerial Modification 3 to Section 4.2,
Balmertown	✓	✓	Full municipal (water and sewer)	Section 4.11, OPA 1 (Two Feathers) Ministerial Modification 3 to Section 4.2,
Madsen	✓ Total lots permitted = 140 (OP Section 4.9)	X	Full municipal (water and sewer)	Section 4.3, Section 4.9
Cochenour	✓	✓	Full municipal (water and sewer)	Section 4.1, OPA 1 (Two Feathers) Ministerial Modification 3 to Section 4.2
Starratt-Olsen	X	X	Private	Section 4.6, Section 4.7
Flat Lake	X	X	Private	Section 4.1, Section 4.6, Section 4.7
McMarmac	X	X	New development on private services	Section 4.1, Section 4.3, Ministerial Modification E (adding new Section 4.8)
McKenzie Island	✓	X	Full municipal (water and sewer)	Section 4.1, Section 4.3

*Note: the check marks refers to Townsites where residential and employment development are permitted according to the Municipality's Official Plan. The "X" indicates where residential and employment development would not be permitted according to the Municipality's Official Plan.*

### Assumptions

From this table, it is assumed that there are five (5) Townsites that are considered to be settlement areas on full municipal water and sewer services. From these Townsites:

- It is assumed that **future residential development** will be directed to the five (5) Townsites of Red Lake, Balmertown, Madsen, Cochenour, and McKenzie Island;
- It is assumed that **future employment development** will be directed to the three (3) Townsites of Red Lake, Balmertown, and Cochenour. Future employment development will also be directed to the future Nungesser Road Industrial Park.
- It is assumed that **future employment development** will also occur on mine sites which are located beyond the settlement areas. Approximately 15% of the future employment development (whether high or low growth scenarios) will take place on mine sites located outside of Townsites (not including Nungesser Industrial Park). As such, **85% of the employment increase** will occur within Townsites.

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## STEP 1 – Identify Vacant Land

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Using the aerial map published winter to spring 2006 prepared by Goldcorp Inc., the Municipality established the settlement area for the Townsites of Red Lake, Balmertown, Cochenour, Madsen, and McKenzie Island by outlining the areas that are currently serviced with full municipal water and sewer services. The Townsite boundaries also include unserviced areas which are designated Townsite Residential in the Official Plan and zoned for residential or employment use (in accordance with the zones listed below).

Using the Municipality's Geographic Information Systems (GIS) database and software, the Municipality extracted land parcels that are zoned in the Municipality's Zoning By-law (1277-10) for either residential or employment uses in an urban setting.

Residential parcels consist of lands zoned as follows:

- R1 – Townsite Residential Density 1;
- R2 – Townsite Residential Density 2; or
- R3 – Mobile Home Residential

Employment parcels consist of lands zoned as follows:

- C1 – Townsite Commercial;
- C2 – Local Commercial;
- C3 – Shopping Centre Commercial;
- C4 – Highway Commercial;
- C5 – Tourist Commercial;
- M1 – Industrial;
- M2 – Heavy Industrial; or
- I – Institutional

Based on the above, properties were then identified as being capable of supporting future development if they were:

1. Vacant in their entirety or partially vacant and could accommodate future development through a land severance or consolidation; and
2. Not subject to significant development constraints such as hazards, transmission lines, etc. However, parcels which may be subject to less severe development constraints such as steep terrain were included in the analysis.

The identified vacant lands were then categorized into two (2) categories:

1. **'Infill parcels'** that are less than 1 hectare (ha) in size and currently vacant; or
2. **'Large parcels'** that are at least 1 ha in size and either vacant or partially occupied by existing uses.

These categories were established in order to ensure that the density assumptions applied to the vacant lands took into consideration their status as either 'infill parcels' or 'large parcels'.

The vacant land maps in **Appendix B** illustrate the vacant parcels that were included in this analysis. The vacant land tables in **Appendix C** identify the vacant parcels and provide additional information on each parcel including their zoning, gross area, and estimated number of potential units or jobs that can be accommodated.

## STEP 2 – Address Constraints

Portions of vacant parcels which are not zoned for residential and employment uses were excluded from the analysis. This includes portions subject to floodplains or other hazards, which are zoned HL – Hazard Land, since these lands would not be suitable for development to occur.

## STEP 3 – Identify Gross Area of Vacant Parcels

The gross area of each vacant residential and employment parcel was measured in GIS and the total gross areas, measured in hectares, are shown in Table 4. For the purposes of this analysis, **‘gross area’ is defined as the total land area of all vacant land zoned exclusively for residential or employment uses.**

**Table 4: Total Gross Area of Vacant Residential and Employment Lands**

Location	Total Gross Area of Vacant Residential Land (ha)	Total Gross Area of Vacant Employment Land (ha)
Red Lake	74.69	15.23
Balmertown	0.20	0.10
Madsen	1.59	N/A*
Cochenour	12.31	0.13
McKenzie Island	2.73	N/A*
Nungesser Road Industrial Park	N/A	72.50
<b>TOTAL</b>	<b>91.52 gross ha</b>	<b>87.96 gross ha</b>

\* Official Plan policies do not permit employment uses.

## STEP 4 – Estimate Development Potential on Vacant Land

The following section describes the methodology used to estimate growth potential on lands identified as vacant ‘residential’ or ‘employment’ parcels.

### Vacant Residential Parcels

This portion of the analysis considered vacant parcels that are zoned for residential development. It was assumed that all future residential development would occur on full municipal services (i.e. water and sewer).

The vacant residential lands were separated into two (2) categories: planned parcels and unplanned parcels.

- **Planned Parcels** are properties identified as vacant but that have draft, draft approved or registered plans of subdivision since 2006, or approved consents since 2006. The existing plans were used to estimate the potential future development on these parcels.
- **Unplanned Parcels** are properties identified as vacant that are not subject to draft, draft approved or registered plans of subdivision, or approved consents. The residential development potential on these vacant parcels was estimated by applying density assumptions to the ‘infill parcels’ and the ‘large parcels’. For the purpose of this analysis, density is provided in units per net hectare. **‘Net area’ is defined as the actual developable land and is exclusive of land required for roads, parks or other amenities, which is assumed to represent 25% of the gross land area.**

With respect to density assumptions for **unplanned parcels**<sup>1</sup>:

- 'Infill parcels' were assigned a number of dwelling units based on the minimum lot area requirements of their applicable zones as prescribed in the Municipality of Red Lake's Zoning By-law (1277-10).
- 'Large parcels' were assigned a range of densities. The growth scenario assumes that future residential development will occur based on a unit breakdown of 60% low density, 30% medium density, and 10% high density. This breakdown is slightly higher than the existing percentages of the housing types according to the Census data, in order to accommodate a transition toward higher density developments.

The following outlines common densities in the Municipality Red Lake, which were therefore used to calculate potential development on vacant residential parcels:

- Low density – 15 units/net ha (eg. Red Lake: Dupont Drive, Berry Drive, Mill Road, Goldshore Road, Gustafson Crescent. Balmertown: Dickenson Road)
- Medium density – 25 units/net ha (Madsen: Birch Lane, Madsen Drive, Balmertown: Lassie Road)
- High density – 43 units/net ha (Balmertown: Natures Inn, Forest View Apartments)

These densities were then aggregated into an **average density of 18.41 units/net ha**, as explained in Table 5. This is the density that was used to estimate the potential number of future units on large, unplanned parcels.

**Table 5: Aggregate Density Calculations**

<b>Density</b>		
Low Density	15 u/net ha	
Medium Density	25 u/net ha	
High Density	43 u/net ha	
<b>Net area required for 100 units</b>		
Low - 60% = 60 Units	4 net ha	(60 units divided by 15 u/net ha)
Med - 30% = 30 Units	1.2 net ha	(30 units divided by 25 u/net ha)
High - 10% = 10 Units	0.23 net ha	(10 units divided by 43 u/net ha)
<b>Net area required for 100 units</b>	<b>5.43 net ha</b>	<b>(4 + 1.2 + 0.23)</b>
<b>Corresponding net density</b>	<b>18.41 u/net ha</b>	<b>(100 units divided by 5.43 net ha)</b>

<sup>1</sup> There were no unplanned parcels in the R3 – Mobile Home Residential zone. Had there been unplanned parcels in the R3 zone, these would have been assigned a density of 12 units per gross hectare, based on Official Plan Policy 3.3.4 (c) which establishes a maximum density of 12 units per gross hectare for mobile homes.



Table 6 presents the results of the analysis outlined above.

**Table 6: Potential Residential Development on Vacant Residential Parcels**

Location	Total Gross Area of Vacant Residential Land (ha)	Total Net Area of Vacant Residential Land (ha)	Total Potential Units on Planned Parcels*	Total Potential Units on Unplanned Parcels**
Red Lake	74.69	56.02	99	790
Balmertown	0.20	0.15	3	0
Madsen <sup>2</sup>	1.59	1.19	29	0
Cochenour	12.31	9.23	0	170
McKenzie Island	2.73	2.04	11	14
<b>TOTAL</b>	<b>91.52 gross ha</b>	<b>68.63 net ha</b>	<b>142 units</b>	<b>974 units</b>
<b>TOTAL POTENTIAL UNITS</b>			<b>1,116 units</b>	

\* This column was calculated based on information provided by the Municipality.

\*\* This column was calculated based on the minimum lot area of the individual parcel (for 'infill parcels') or by using the aggregated density assumption of 18.41 units/net ha (for 'large parcels'). For example, an 'infill parcel' in the McKenzie Island Townsite zoned R1 and with a gross area of 0.66 ha could accommodate 14 units, based on the minimum lot area of 460 m<sup>2</sup> established in the Zoning By-law ( $0.66 \text{ gross ha} \times 10,000 \text{ divided by } 460 \text{ m}^2 = 14 \text{ units}$ ). As another example, a 'large parcel' in the Red Lake Townsite with a gross area of 3.06 ha could accommodate 42 units ( $3.06 \text{ gross ha} = 2.3 \text{ net ha}$ , multiplied by 18.41 units/net ha = 42 units).

**Taking into account all vacant residential parcels in the Townsites of Red Lake, Balmertown, Madsen, Cochenour, and MacKenzie Island, the total potential future residential growth which can be accommodated within the current Townsite boundaries is estimated at 1,116 units.**

<sup>2</sup> According to Official Plan Section 4.9, the Madsen Townsite shall be restricted to 140 residential lots. However, only 17 vacant lots were identified, and it was estimated that these could support 29 future units, which would not exceed the 140-lot limit given the current 78 units (assuming 1 unit per lot).

### **Vacant Employment Parcels**

This portion of this analysis considered vacant parcels that are zoned for commercial, industrial or institutional development. It was assumed that all future employment growth would occur on full municipal services (i.e. water and sewer).

In order to establish the capacity of the vacant employment parcels in terms of future jobs, it was necessary to apply a job density assumption (number of jobs per gross hectare). This job density assumption was applied to each individual vacant employment parcel in order to estimate how many jobs each parcel could accommodate in the future. The total potential supply of jobs on these lands was then compared to the jobs required under the Low Growth and High Growth Scenarios prepared by the Municipality. Since the Municipality has not received development plans for any of the vacant employment parcels, they were all considered 'unplanned' and subject to the job density assumption.

### **Job Density Assumption**

The 2006 Census data indicates that there are 2,600 employees. In 2008, a Market Study was prepared by McSweeney & Associates for the Municipality. The findings of the Market Study concluded that the labour force increased to 2,870. For the purpose of this analysis, the number of employees, 2,870 was used as it more current than the 2006 Census data.

For the purpose of this analysis, the total gross hectare of land zoned and currently being used for employment purposes within the Townsites of Red Lake, Balmertown, and Cochenour has been used to determine the number of jobs per gross hectare. Since residential zoned land can also accommodate employment uses through home-based businesses and industries, the total gross hectare of 370 ha was divided by 50%. Therefore, the total gross hectare of existing and occupied employment land is 185 ha.

The number of existing employees is 2,870. Therefore, there are **15.5 jobs per gross hectare** (2,870 divided by 185). This is the job density assumption used in the analysis.

However, a job density assumption of 2.1 jobs per gross hectare was used for the Nungesser Industrial Park. This density was estimated by using high and low employment estimates for the Nungesser Road Industrial Park, while also taking into consideration comparable estimates of job creation in the proposed Two Feathers development.

**Table 7: Potential Jobs on Vacant Employment Parcels**

Location	Total Gross Area of Vacant Employment Land (ha)	Total Potential Jobs*
Red Lake	15.23	236
Balmertown	0.10	2
Cochenour	0.13	2
Nungesser Road Industrial Park	72.50	152
<b>TOTAL</b>	<b>87.96 gross ha</b>	<b>392 jobs</b>

*\* Assuming 15.5 jobs per gross hectare, and 2.1 jobs per gross hectare for the Nungesser Road Industrial Park.*

**Taking into account all vacant employment parcels in the Townsites of Red Lake, Balmertown, and Cochenour, the total potential future employment growth which can be accommodated within the current Townsite boundaries is estimated at 392 jobs.**

## STEP 5 – Compare Growth Potential to Projected Growth

### Residential

For residential lands, the total estimated growth potential on planned parcels and unplanned parcels was assessed against the projected residential growth by 2031 prepared by the Municipality.

**Table 8: Comparison between Projected Residential Demand and Estimated Supply**

Location	Total Potential Units on Vacant Residential Lands	Projected Demand for Units (2031)		Unit Deficiency	
		Low Scenario	High Scenario	Low Scenario	High Scenario
Red Lake, Balmertown, Madsen, Cochenour, McKenzie Island	1,116	856	1,751	None	635 (1,751 minus 1,116)

**The above table demonstrates that there is sufficient vacant residential land available within the current Townsite boundaries to accommodate the projected residential growth under the Low Growth Scenario. However, there is insufficient vacant residential land available to accommodate the projected residential growth under the High Growth Scenario (deficiency of 635 units).<sup>3</sup>**

Based on the assumptions for the breakdown of densities of future residential development (60% low density, 30% medium density, and 10% high density), the following table provides an estimate of the additional residential land required under the High Growth Scenario:

**Table 9: Additional Land Required to Accommodate Projected Residential Demand**

		High Scenario
<b>Unit Deficiency</b>		635
<b>60% Low Density (15 u/net ha)</b>	Units	381
	Net ha	25.4
	Gross ha	<b>31.8 gross ha</b>
<b>30% Medium Density (25 u/net ha)</b>	Units	191
	Net ha	7.6
	Gross ha	<b>9.5 gross ha</b>
<b>10% High Density (43 u/net ha)</b>	Units	64
	Net ha	1.5
	Gross ha	<b>1.8 gross ha</b>

**Total Gross ha required (High Scenario): 43.1 gross ha**

**Under the High Scenario, an additional 43.1 gross ha of land would be required to accommodate projected residential development.<sup>3</sup>**

<sup>3</sup> It should be noted that this is a conservative estimate, as several of the identified vacant parcels may be subject to development constraints (e.g. steep topography) that render development unfeasible, which would in turn decrease the amount of available vacant land within the Townsites, increase the unit deficiency, and increase the amount of expansion land required.

## **Employment**

For employment lands, the total number of jobs that could potentially be accommodated on the identified vacant employment parcels was assessed against the estimated number of jobs required by 2031 as per the Municipality's employment projections.

**Table 10: Comparison between Projected Employment Demand and Estimated Supply**

Location	Total Potential Jobs on Vacant Employment Lands	Projected Demand for Jobs (2031)		Job Deficiency	
		Low Scenario	High Scenario	Low Scenario	High Scenario
Red Lake, Balmertown, Cochenour	392	85% of 1,949 = 1,657*	85% of 3,987 = 3,389*	<b>1,265 jobs</b>	<b>2,997 jobs</b>

*\* Assuming 85% of jobs will be located within Townsites, with 15% of jobs located on mine sites outside Townsites.*

**The above table demonstrates that there is insufficient vacant employment land available within the current Townsite boundaries to accommodate the projected employment growth under both the low scenario (deficiency of 1,265 jobs) and the high scenario (deficiency of 2,997 jobs).**

Based on the assumption of 15.5 jobs per gross hectare, the following table provides an estimate of the additional employment land required under the Low and High Growth Scenarios:

**Table 11: Additional Land Required to Accommodate Projected Employment Demand**

	Low Scenario	High Scenario
<b>Job Deficiency</b>	1,265	2,997
<b>Gross ha Required</b>	<b>81 gross ha</b>	<b>193 gross ha</b>

**Therefore under the Low Scenario, an additional 81 gross ha of land would be required to accommodate future projected employment. Under the High Scenario, an additional 193 gross ha of land would be required to accommodate future projected employment.**



## PART C – POLICY ANALYSIS OF SETTLEMENT AREA BOUNDARY EXPANSIONS

The results of Parts A and B of this analysis have determined that there is a need to expand the settlement area boundaries of certain Townsites within the Municipality of Red Lake to accommodate future residential and employment growth.

Based on the analysis, there is a need for the following:

**Table 12: Summary of Analysis – Residential Lands**

	Low Growth Scenario	High Growth Scenario
Projected Population (2031)	6,752	9,079
Projected Population Increase (2031)	2,226	4,553
Projected Unit Increase (2031)	856	1,751
Total Area of Vacant Residential Land (gross ha)	91.52	
Total Area of Vacant Residential Land (net ha)	68.63	
Total Potential Units on Vacant Land	1,116	
Unit Deficiency based on Existing Vacant Land	None	635
<b>Additional Residential Land Required to Accommodate Projected Demand for Units (gross ha)</b>	<b>n/a</b>	<b>43.1 gross ha</b>

**Table 13: Summary of Analysis – Employment Lands**

	Low Growth Scenario	High Growth Scenario
Projected Employment (2031)	1,949	3,987
Projected Employment in Townsites – 85% of Total Projected Employment (2031)	1,657	3,389
Total Area of Vacant Employment Land (gross ha)	87.96	
Total Potential Jobs on Vacant Land	392	
Job Deficiency	1,265	2,997
<b>Additional Employment Land Required to Accommodate Projected Demand for Jobs (gross ha)</b>	<b>81 gross ha</b>	<b>193 gross ha</b>

As such, this section of the Comprehensive Review consists of a Site Analysis to identify where the Townsite settlement area boundary expansions could occur under a set of evaluation criteria that includes physical constraints, transportation, serviceability, compatibility, natural heritage features, and mineral potential.

The current Official Plan provides policy direction on where development for both residential and employment land could occur on full municipal services (water and sewer). Generally, the Official Plan directs residential growth and development to the Townsites of Red Lake, Balmertown, Madsen, Cochenour and McKenzie Island, while employment growth and development are directed to the Townsites of Red Lake, Balmertown, and Cochenour. However, for the purposes of identifying where the Townsite settlement area boundary expansions could occur, Balmertown, Madsen and McKenzie Island were excluded from the analysis due to specific constraints associated with these Townsites, including servicing and locational issues.

## IDENTIFICATION OF CANDIDATE AREAS

The following key assumptions guided the identification of candidate areas for analysis:

- 1) The parcels must be a logical and contiguous extension of the existing Townsites of Red Lake and Cochenour; and
- 2) Parcels designated 'Hazard Lands' or 'Waste Disposal' were excluded from the analysis.

Based on the above key assumptions, eleven (11) areas were included as candidate areas for analysis. The candidate areas are shown in **Appendix D**. The lands selected as candidate areas were not influenced by ownership or by submission of planning applications. The existing designations in the Official Plan were assumed.

## EVALUATION CRITERIA

Each candidate area was evaluated against the criteria listed in Table 14. This evaluation was intended to be high-level in scale, with the objective of providing an overview of where future residential and employment growth could occur within the Municipality of Red Lake. A more detailed analysis will likely be required in the future to assess additional constraints that may apply to specific portions of each candidate areas.

**Table 14: Evaluation Criteria for Candidate Areas**

Criteria	Description	Scores	Maximum Score
Physical Constraints	Scores ranged from 1 to 4 depending on the presence of physical constraints including soils, topography, flooding hazard, mine hazards (including tailings and shafts), etc.	1 – significant physical constraints, would likely preclude development 2 – some physical constraints, would not preclude development 4 – no significant physical constraints	4
Transportation	Scores ranged from 1 to 4 depending on access to existing transportation infrastructure (e.g. roads).	1 – limited access to existing road network 2 – access to existing road network, including access to a local road 4 – good access to existing road network, including access to a collector road	4
Serviceability*	Scores ranged from 1 to 4 depending on the serviceability from a water and wastewater perspective.	1 – significant servicing constraints 2 – one service readily available 4 – both services readily available	4
Compatibility	Scores ranged from 1 to 4 depending on compatibility with existing uses in proximity	1 – significant conflict with existing uses 2 – some conflict with existing uses 4 – no significant conflict with existing uses	4
Natural Heritage Features	Scores ranged from 1 to 4 depending on presence of significant natural heritage features (as defined by the PPS).	1 – several significant natural heritage features 2 – some significant natural heritage features 4 – no significant natural heritage features	4
Mineral Potential**	Scores ranged from 1 to 4 depending on presence of mineral potential.	1 – high mineral potential 2 – moderate mineral potential 4 – no mineral potential	4

\* Please note that the Municipality has commissioned a study to report on infrastructure placement and investigate above ground water and sewer servicing. This report will assist in determining serviceability at the time of more detailed analysis. In addition the Municipality will consider obtaining topographic imagery for all of the potential expansion areas to assist in the final prioritizing of the candidate areas, as part of the more detailed analysis referenced above.

\*\* The mineral potential of several candidate areas is currently unknown. As such, when information was available this criteria was scored; however these scores were not taken into consideration in the total score for each candidate area, and therefore did not affect their ranking. Further consultation will be required with MNDMF to confirm the mineral potential scores to be assigned to the candidate areas.

Scores varied based on whether the candidate areas were evaluated for future residential uses or future employment uses. For example, a candidate area adjacent to industrial uses may be assigned a low score in terms of compatibility for future residential uses, but a higher score for future employment uses.

## ANALYSIS

The table in **Appendix E** outlines the detailed results of the evaluation of each candidate area.

Table 15 provides a summary of the Appendix E evaluation table.

**Table 15: Summary of Candidate Area Evaluation**

Candidate Area ID	Location	Land Area (gross ha)	Total Score		Rank*	
			Future residential uses	Future employment uses	Future residential uses	Future employment uses
1	West Forestry Road	105.41	17	9	2	8
2	West End Red Lake	68.16	18	12	1	6
3	South Red Lake	213.40	15	16	3	2
4	Hughes Cres Expansion	14.86	9	14	6	4
5	Windy Point	89.84	13	12	5	6
6	North Cochenour	190.89	14	12	4	6
7	East Kelson Farm	57.09	13	10	5	7
8	North Florin Lake – A	9.55	15	17	3	1
9	North Florin Lake – B	69.78	18	15	1	3
10	North Hwy 125 – B	145.44	14	13	4	5
11	North Hwy 125 – A	35.3	13	17	5	1

\* The proposed future use is indicated in shaded grey.

As outlined in Tables 13 & 14, the findings of the vacant land analysis were as follows:

- **Residential:** Under the Low Scenario no additional land would be required whereas under the High Scenario, an additional **43.1 gross ha** of land would be required to accommodate projected residential development. This represents a conservative estimate since several identified vacant parcels may in fact be subject to significant constraints (e.g. steep topography) which may affect the feasibility of development.
- **Employment:** Under the Low Scenario, an additional **81 gross ha** of land would be required to accommodate future projected employment. Under the High Scenario, an additional **193 gross ha** of land would be required to accommodate future projected employment.

The eleven (11) candidate areas are mapped in **Appendix D**. Proposed future uses (residential or employment) are identified for each candidate area and are also shaded in grey in Table 15. These proposed future uses were based on the total scores and rank of each candidate area, as outlined in the summary Table 15 and the more comprehensive table in Appendix E.

### Future Residential Uses

**West End Red Lake** (68.16 ha) and **North Florin Lake – B** (69.78 ha) scored highest (18 points) for future residential uses. Based on their size, **either candidate area would appear to be sufficient to meet the estimated residential land needs of 43.11 ha.**

Although they ranked lower, the candidate areas of West Forestry Road (105.41 ha), Windy Point (89.84 ha), North Cochenour (190.89 ha), East Kelson Farm (57.09 ha), and North Hwy 125 – B (145.44 ha) are also identified for future residential uses as their total scores reveal that they would likely be appropriate for such uses. These additional candidate areas may be required to accommodate future

residential development, pending the results of future detailed analysis which may reduce the amount of land available in the highest ranked candidate areas.

### **Future Employment Uses**

**North Hwy 125 – A** (35.3 ha) and **North Florin Lake – A** (9.55 gross ha) were the two highest ranked candidate areas (17 points) for future employment uses. Given their size, these would not be sufficient to accommodate the estimated employment land needs of 81 to 193 ha. The next highest ranked candidate area is **South Red Lake** (309.61 ha) with 16 points. **Combined, all three candidate areas would be sufficient to meet the estimated employment land needs.**

Although it ranked lower, the Hughes Cres Expansion (14.86 ha) candidate area was also identified for future employment uses given its score of 14 points, compared to 9 points when evaluated for future residential uses. Although North Florin Lake – B scored higher (15 points) than Hughes Cres Expansion for future employment uses, it was deemed to be more appropriate for residential uses, for which it achieved a score of 18 points.

### **CONCLUSION**

In conclusion, any of the suggested candidate areas may require or be the subject of further studies (e.g. servicing to confirm the feasibility of servicing extensions and associated costs) prior to any development or settlement area boundary expansions. It is recommended that this report be considered as part of the Municipality's five-year review of the Official Plan and that the policies be updated to address where and how the Municipality can accommodate the projected growth.



## **APPENDIX A**

- Municipality of Red Lake – Demographic Forecast – 2010-2031, Version #7.1

Municipality of Red Lake - Demographic Forecast-2010-2031  
Version #7.1

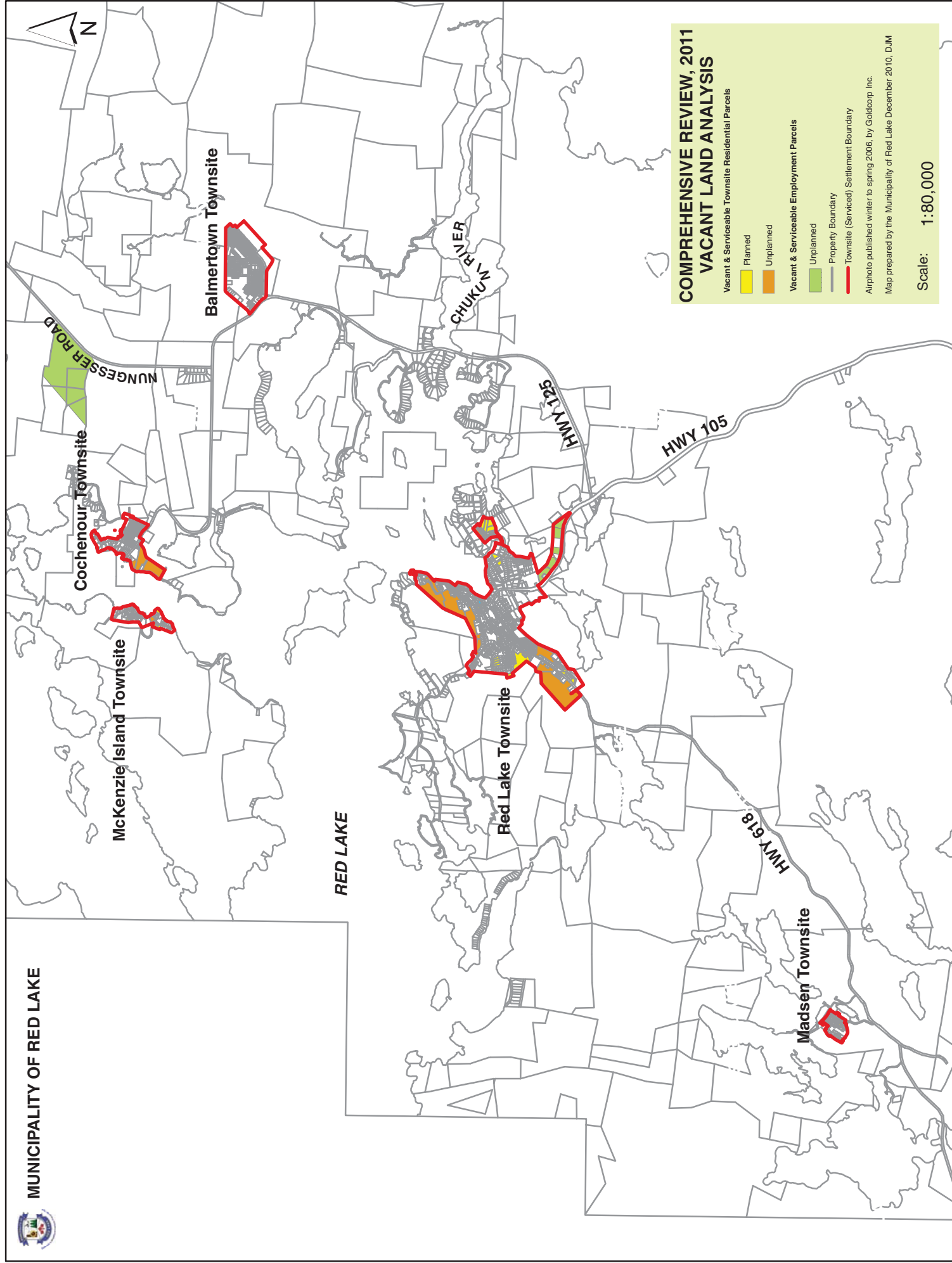
Year																						High Est.	Low Est.		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031			
Act. Employee Increase (EI)		86	272	279	279	129	159	139	179	164	179	269	274	229	175	215	175	90	165	210	210	110	3987	1949	
Adj. Overall Pop. Increase		82	324	333	333	138	177	151	203	183	203	320	326	268	198	250	198	87	185	243	243	113	4553	2226	
Actual Annual Population	4526	4608	4931	5264	5597	5735	5911	6062	6265	6448	6651	6970	7296	7564	7762	8011	8209	8296	8480	8723	8966	9079	9079	6752	
Household Increases		31	124	128	128	128	53	68	58	78	70	78	123	125	103	76	96	76	33	71	93	93	43	1751	856
Household Increases Low		15	61	63	63	26	33	28	38	34	38	60	61	50	37	47	37	16	35	46	46	2		856	

## **APPENDIX B**

- Vacant Land Maps



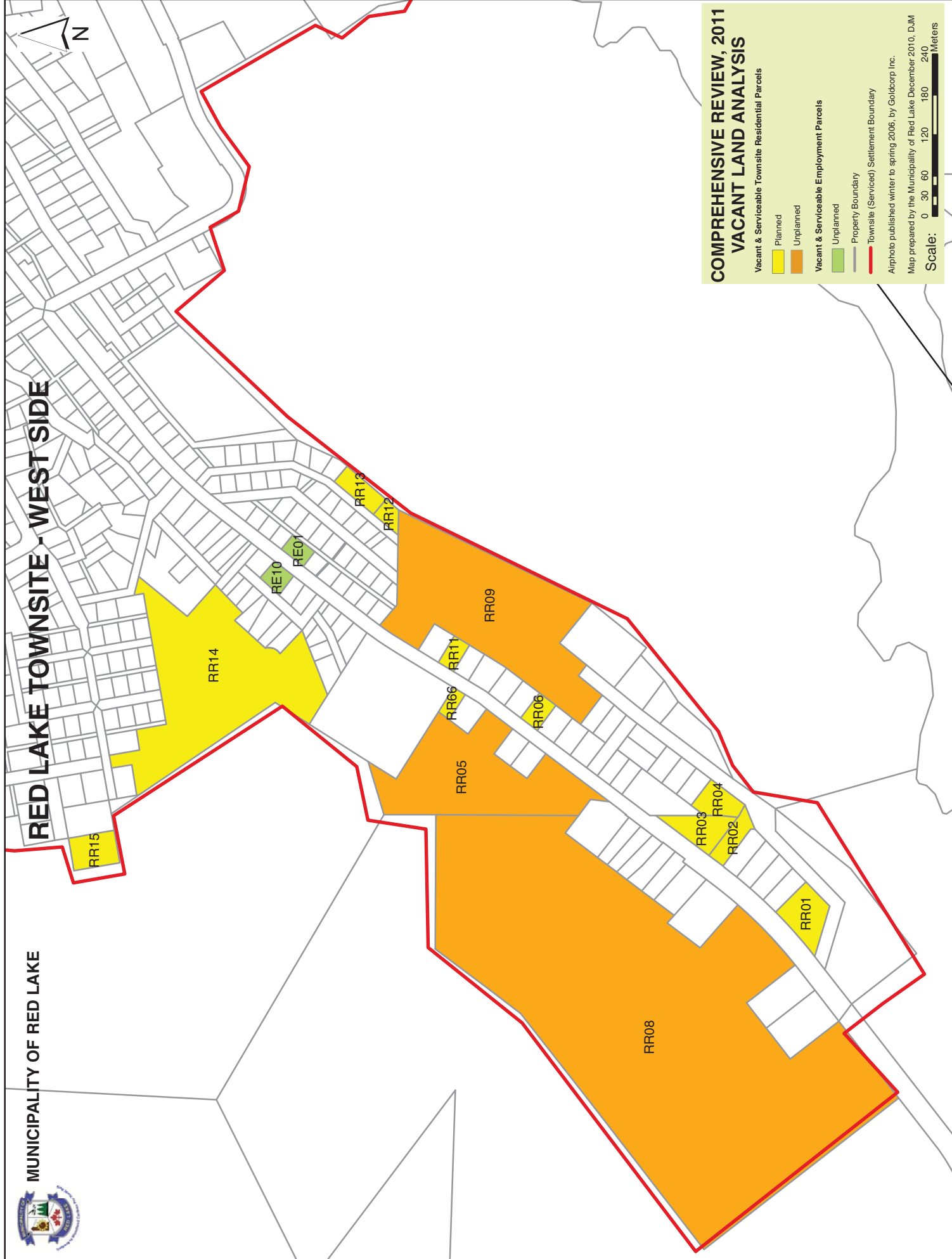
# MUNICIPALITY OF RED LAKE





MUNICIPALITY OF RED LAKE

# RED LAKE TOWNSITE - WEST SIDE



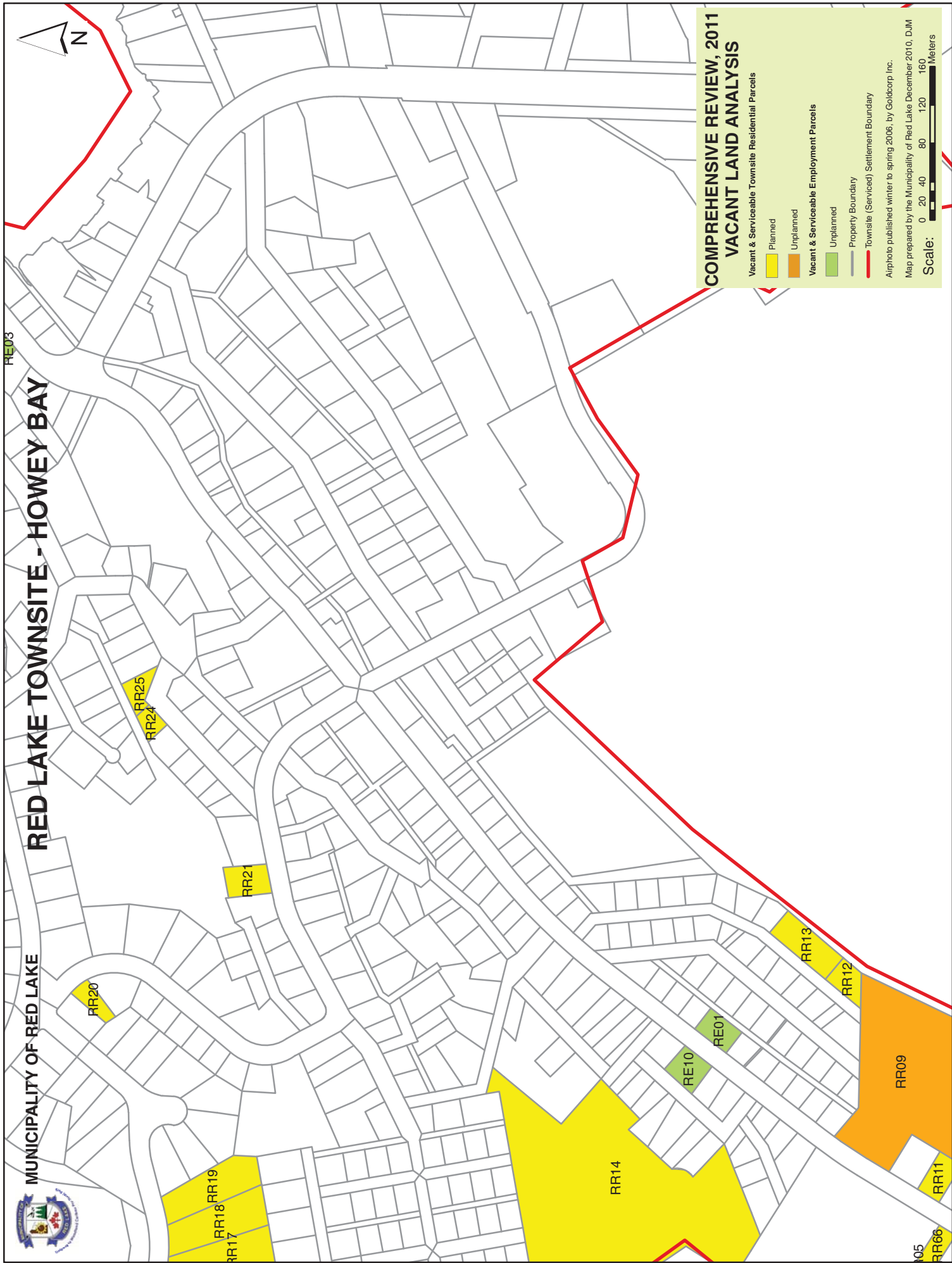
## COMPREHENSIVE REVIEW, 2011 VACANT LAND ANALYSIS

- Vacant & Serviceable Townsite Residential Parcels
  - Planned
  - Unplanned
- Vacant & Serviceable Employment Parcels
  - Unplanned
- Property Boundary
- Townsite (Serviced) Settlement Boundary

Airphoto published winter to spring 2006, by Goldcorp Inc.

Map prepared by the Municipality of Red Lake December 2010, DMM

Scale: 0 30 60 120 180 240 Meters

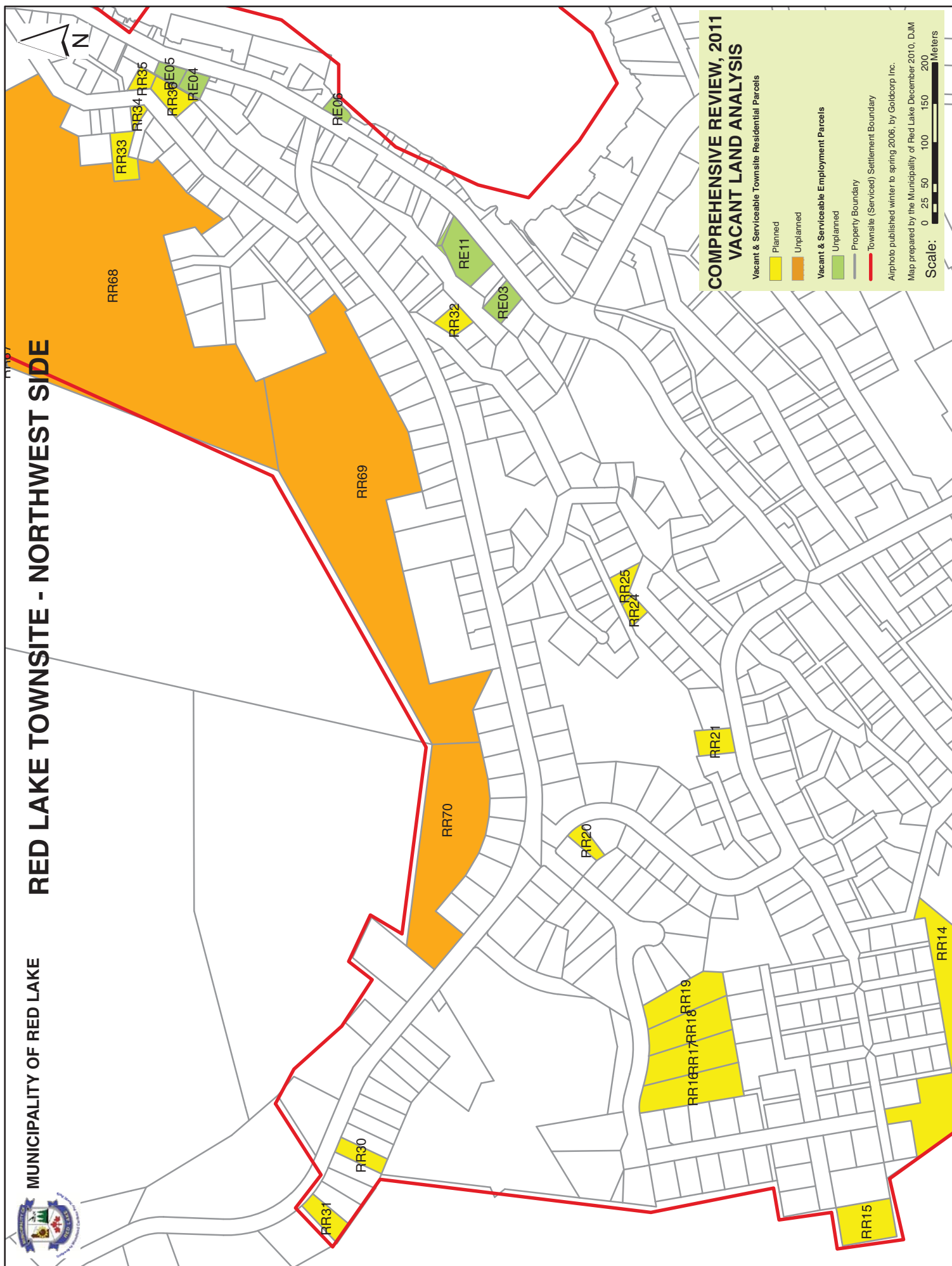






MUNICIPALITY OF RED LAKE

# RED LAKE TOWNSITE - NORTHWEST SIDE





MUNICIPALITY OF RED LAKE

# RED LAKE TOWNSITE - NORTH SIDE



## COMPREHENSIVE REVIEW, 2011 VACANT LAND ANALYSIS

Vacant & Serviceable Townsite Residential Parcels

Planned

Unplanned

Vacant & Serviceable Employment Parcels

Unplanned

Property Boundary

Townsite (Serviced) Settlement Boundary

Airphoto published winter to spring 2006, by Goldcorp Inc.  
Map prepared by the Municipality of Red Lake December 2010, DJM

Scale: 0 15 30 60 90 120 Meters

RR49RR50

RR48

RR47

RR46

RR67

RR43

RR42

RR41

RR44

RR40

RR39

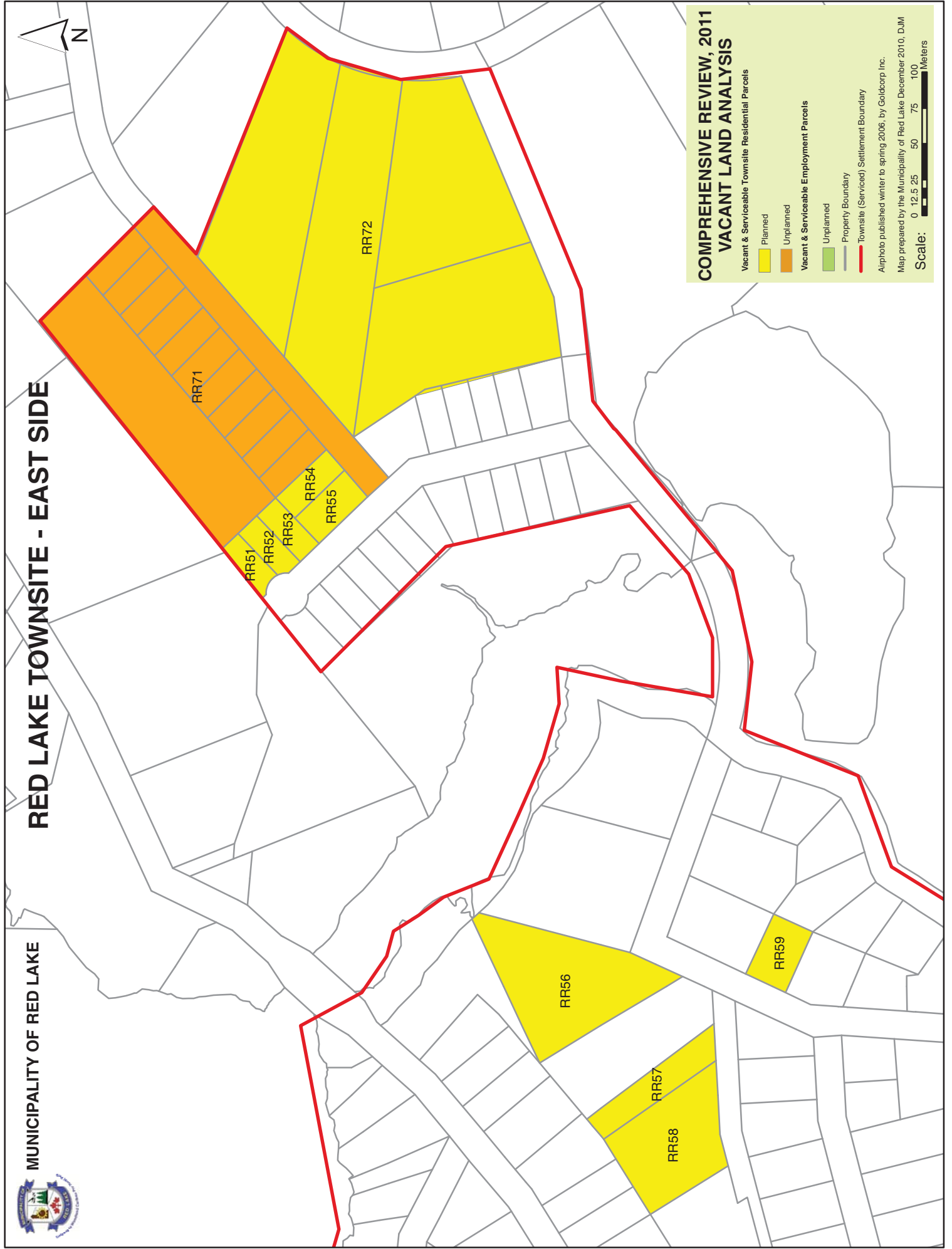
RR38

RR68



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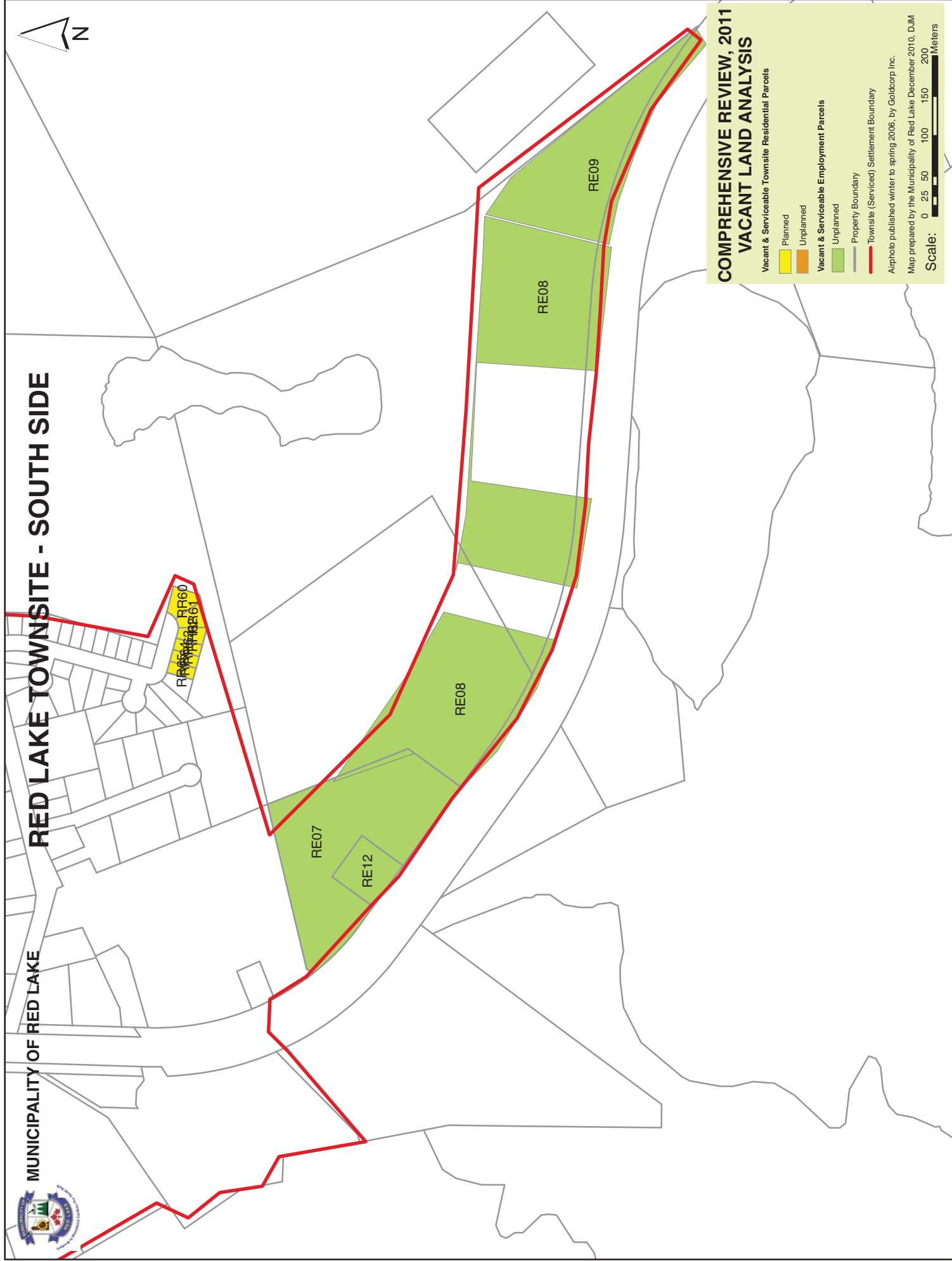
# RED LAKE TOWNSITE - EAST SIDE





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# RED LAKE TOWNSITE - SOUTH SIDE



### COMPREHENSIVE REVIEW, 2011

### VACANT LAND ANALYSIS

Vacant & Serviceable Townsite Residential Parcels	
	Planned
	Unplanned
Vacant & Serviceable Employment Parcels	
	Unplanned
	Property Boundary
	Townsite (Serviced) Settlement Boundary

Airphoto published winter to spring 2006, by Goldcorp Inc.  
Map prepared by the Municipality of Red Lake December 2010, DJM

Scale: Meters



MUNICIPALITY OF RED LAKE

# BALMERTOWN TOWNSITE



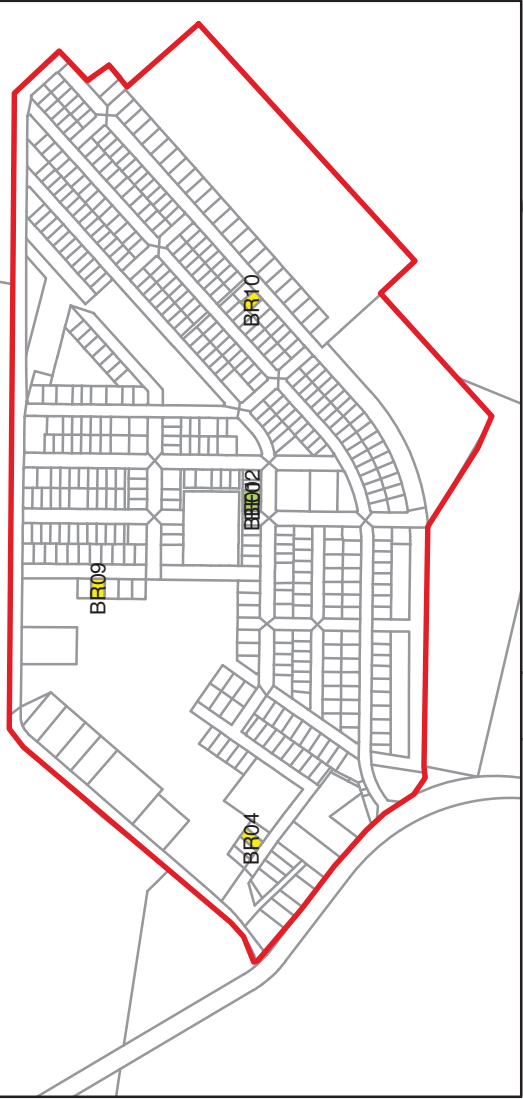
BR09

BR04

BE08E02

BR10

Full Scale of Townsite



## COMPREHENSIVE REVIEW, 2011 VACANT LAND ANALYSIS

Vacant & Serviceable Townsite Residential Parcels

Planned

Unplanned

Vacant & Serviceable Employment Parcels

Unplanned

Property Boundary

Townsite (Serviced) Settlement Boundary

Airphoto published winter to spring 2006, by Goldcorp Inc.

Map prepared by the Municipality of Red Lake December 2010, DJM

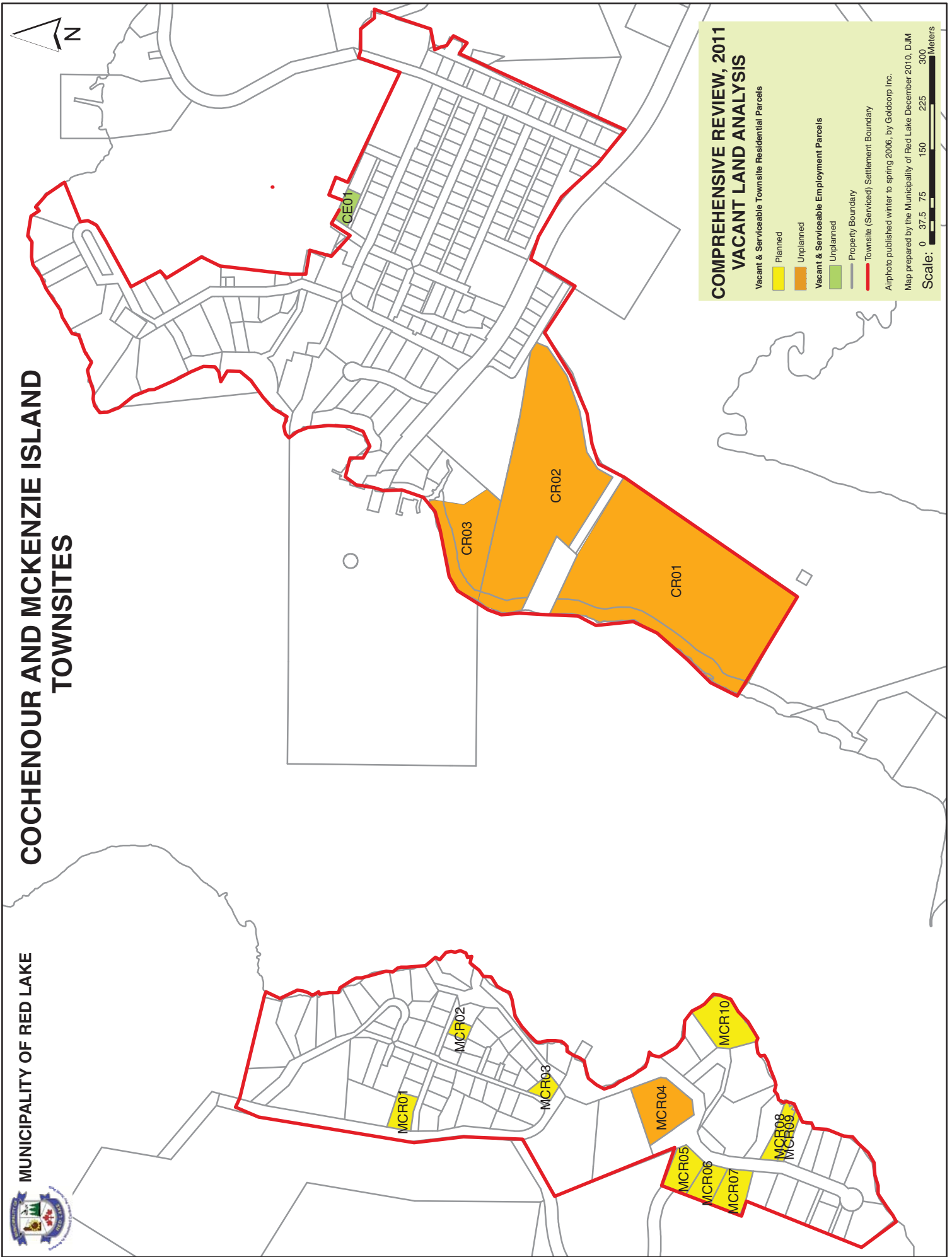
Scale:

0 15 30 60 90 120 Meters



MUNICIPALITY OF RED LAKE

# COCHENOUR AND MCKENZIE ISLAND TOWNSITES







MUNICIPALITY OF RED LAKE

# MADSEN TOWNSITE



## COMPREHENSIVE REVIEW, 2011 VACANT LAND ANALYSIS

- Vacant & Serviceable Townsite Residential Parcels**
  - Planned
  - Unplanned
- Vacant & Serviceable Employment Parcels**
  - Unplanned
- Property Boundary**
- Townsite (Serviced) Settlement Boundary**

Airphoto published winter to spring 2006, by Goldcorp Inc.

Map prepared by the Municipality of Red Lake December 2010, DJM

Scale:







MUNICIPALITY OF RED LAKE

# NUNGESSER INDUSTRIAL PARK



BE03

Cochenour Townsite

NUNGESSER ROAD

## COMPREHENSIVE REVIEW, 2011 VACANT LAND ANALYSIS

Vacant & Serviceable Townsite Residential Parcels

Planned

Unplanned

Vacant & Serviceable Employment Parcels

Unplanned

Property Boundary

Townsite (Serviced) Settlement Boundary

Airphoto published winter to spring 2006, by Goldcorp Inc.

Map prepared by the Municipality of Red Lake December 2010. DJM

Scale:

1:20,000

## **APPENDIX C**

- Vacant Parcels

# Residential Development Potential on Vacant Land - Municipality of Red Lake

Last updated: 22-Jul-11

ID	Status	# Planned Units	Zoning	Gross Area (ha)	Net Area (ha)	Type (Infill or Large)	# Potential Units (Unplanned) @ 18.41units/net ha	Development Constraints 0 (easy) to 4 (difficult)	Development Challenges
Red Lake									
RR01	Planned	2	R1	0.44	0.33	Infill	n/a	1	Serviced but requires new survey No road or services
RR02	Planned	1	R1	0.22	0.16	Infill	n/a	1	
RR03	Planned	1	R1	0.36	0.27	Infill	n/a	1	
RR04	Planned	1	R1	0.26	0.19	Infill	n/a	1	
RR05	Unplanned	n/a	R1	3.06	2.30	Large	42	3	
RR06	Planned	1	R1	0.14	0.11	Infill	n/a	1	
RR07	Planned	1	R1	0.14	0.11	Infill	n/a	0	Built upon. EXCLUDED FROM ANALYSIS
RR08	Unplanned	n/a	R1	20.77	15.58	Large	287	3	No road or services, lots of bedrock
RR09	Unplanned	n/a	R1	4.60	3.45	Large	63	3	No road or services and requires fill
RR10	Planned	1	R1	0.17	0.13	Infill	n/a	0	Built upon. EXCLUDED FROM ANALYSIS
RR11	Planned	1	R1	0.12	0.09	Infill	n/a	1	Serviced but requires fill
RR12	Planned	1	R1	0.11	0.08	Infill	n/a	2	No Services
RR13	Planned	2	R1	0.23	0.17	Infill	n/a	2	No Services
RR14	Planned	18	R1	4.52	3.39	Large	n/a	3	No road or services
RR15	Planned	2	R1	0.33	0.25	Infill	n/a	2	No services no road frontage
RR16	Planned	1	R1	0.48	0.36	Infill	n/a	2	Water service no sewer
RR17	Planned	1	R1	0.44	0.33	Infill	n/a	2	Water service no sewer
RR18	Planned	1	R1	0.40	0.30	Infill	n/a	2	Water service no sewer
RR19	Planned	1	R1	0.37	0.28	Infill	n/a	2	Water service no sewer
RR20	Planned	1	R1	0.08	0.06	Infill	n/a	2	No services, adjacent service encroaches over the property
RR21	Planned	1	R1	0.14	0.11	Infill	n/a	0	Serviced
RR22	Planned	1	R1	0.06	0.04	Infill	n/a	0	To be built upon. EXCLUDED FROM ANALYSIS
RR23	Planned	1	R1	0.07	0.05	Infill	n/a	0	To be built upon. EXCLUDED FROM ANALYSIS
RR24	Planned	1	R1	0.06	0.05	Infill	n/a	3	No services, bedrock, very small
RR25	Planned	1	R1	0.09	0.07	Infill	n/a	2	Serviced, bedrock very small
RR26	Planned	1	R1	0.09	0.07	Infill	n/a	3	No services, would require grinder pump. Hydro lines encroaching. EXCLUDED FROM ANALYSIS
RR27	Planned	1	R1	0.04	0.03	Infill	n/a	1	Serviced. Too small for a single lot. EXCLUDED FROM ANALYSIS
RR28	Planned	1	R1	0.05	0.04	Infill	n/a	4	No services. Too small. EXCLUDED FROM ANALYSIS
RR29	Planned	1	R1	0.04	0.03	Infill	n/a	4	No services. Too small. EXCLUDED FROM ANALYSIS
RR30	Planned	1	R1	0.13	0.10	Infill	n/a	3	No services
RR31	Planned	1	R1	0.15	0.11	Infill	n/a	3	No services
RR32	Planned	1	R1	0.10	0.08	Infill	n/a	2	Servicable. Access to adjacent lots encroaching, survey required
RR33	Planned	1	R1	0.17	0.13	Infill	n/a	4	No services, no road, fill required
RR34	Planned	1	R1	0.04	0.03	Infill	n/a	3	No services, very small, bedrock
RR35	Planned	1	R1	0.06	0.05	Infill	n/a	2	Steep, small, serviced
RR36	Planned	1	R1	0.14	0.10	Infill	n/a	2	Steep, small, serviced
RR37	Planned	1	R1	0.15	0.11	Infill	n/a	0	Road. EXCLUDED FROM ANALYSIS
RR38	Planned	1	R1	0.07	0.05	Infill	n/a	3	No services, steep
RR39	Planned	1	R1	0.08	0.06	Infill	n/a	3	No services, steep
RR40	Planned	1	R1	0.06	0.05	Infill	n/a	3	No services, steep
RR41	Planned	1	R1	0.07	0.05	Infill	n/a	3	No services, steep
RR42	Planned	1	R1	0.10	0.07	Infill	n/a	3	No services, steep

ID	Status	# Planned Units	Zoning	Gross Area (ha)	Net Area (ha)	Type (Infill or Large)	# Potential Units (Unplanned) @ 18.41units/net ha	Development Constraints 0 (easy) to 4 (difficult)	Development Challenges
RR43	Planned	1	R1	0.11	0.09	Infill	n/a	3	No services, steep
RR44	Planned	1	R1	0.09	0.07	Infill	n/a	3	No services, steep
RR45	Planned	1	R1	0.02	0.02	Infill	n/a	3	Too small, no services, steep. EXCLUDED FROM ANALYSIS
RR46	Planned	1	R1	0.07	0.05	Infill	n/a	1	Serviced
RR47	Planned	1	R1	0.07	0.05	Infill	n/a	1	Small, majority of lot is hilly with bedrock
RR48	Planned	1	R1	0.05	0.04	Infill	n/a	1	Small, majority of lot is hilly with bedrock
RR49	Planned	1	R1	0.10	0.08	Infill	n/a	3	No services
RR50	Planned	1	R1	0.05	0.03	Infill	n/a	3	No services
RR51	Planned	1	R1	0.07	0.05	Infill	n/a	2	No services
RR52	Planned	1	R1	0.08	0.06	Infill	n/a	2	No services
RR53	Planned	1	R1	0.08	0.06	Infill	n/a	2	No services
RR54	Planned	1	R1	0.09	0.07	Infill	n/a	3	No services, may require fill
RR55	Planned	1	R1	0.12	0.09	Infill	n/a	3	No services, may require fill
RR56	Planned	2	R1	0.72	0.54	Infill	n/a	1	Serviced, may require fill
RR57	Planned	1	R1	0.21	0.16	Infill	n/a	3	No road, no services, small and bedrock laden
RR58	Planned	1	R1	0.50	0.37	Infill	n/a	4	No road, no services, steep and bedrock
RR59	Planned	1	R1	0.14	0.11	Infill	n/a	0	Serviced
RR60	Planned	1	R3	0.10	0.08	Infill	n/a	1	No services, may require fill
RR61	Planned	1	R3	0.08	0.06	Infill	n/a	1	No services, may require fill
RR62	Planned	1	R3	0.06	0.05	Infill	n/a	1	No services, may require fill
RR63	Planned	1	R3	0.05	0.04	Infill	n/a	1	No services, may require fill
RR64	Planned	1	R3	0.05	0.04	Infill	n/a	1	No services, may require fill
RR65	Planned	1	R3	0.05	0.04	Infill	n/a	1	No services, may require fill
RR66	Planned	1	R1	0.09	0.06	Infill	n/a	1	No services, may require fill
RR67	Unplanned	n/a	R1	9.53	7.15	Large	132	3	No services. No subdivision. Bedrock laden
RR68	Unplanned	n/a	R1	9.51	7.13	Large	131	3	No services. No subdivision
RR69	Unplanned	n/a	R1	5.50	4.13	Large	76	3	No services. No subdivision
RR70	Unplanned	n/a	R1	1.78	1.34	Large	25	3	No services. No subdivision,
RR71	Unplanned	n/a	R1	2.49	1.87	Large	34	3	No services or subdivided yet
RR72	Planned	25	R1	4.43	3.32	Infill	n/a	3	No serviced or subdivided yet
TOTAL	889	99		74.69	56.02		790		
TOTAL POTENTIAL UNITS									
Balmertown									
BR01	Planned	1	R1	0.04	0.03	Infill	n/a	0	Too small. EXCLUDED FROM ANALYSIS
BR02	Planned	1	R1	0.06	0.05	Infill	n/a	1	Being developed, required fill, close to industrial use. EXCLUDED FROM ANALYSIS
BR03	Planned	1	R1	0.07	0.05	Infill	n/a	1	Being developed required fill. EXCLUDED FROM ANALYSIS
BR04	Planned	1	R1	0.06	0.05	Infill	n/a	1	Being developed required fill
BR05	Planned	1	R1	0.06	0.05	Infill	n/a	1	Required fill. EXCLUDED FROM ANALYSIS
BR06	Planned	1	R1	0.06	0.05	Infill	n/a	1	No service. EXCLUDED FROM ANALYSIS
BR07	Planned	1	R1	0.07	0.06	Infill	n/a	0	HL Risk Management Assessment Required. EXCLUDED FROM ANALYSIS
BR08	Planned	1	R1	0.07	0.06	Infill	n/a	0	HL Risk Management Assessment Required. EXCLUDED FROM ANALYSIS
BR09	Planned	1	R1	0.07	0.06	Infill	n/a	1	Serviced
BR10	Planned	1	R1	0.06	0.05	Infill	n/a	2	Not serviced
TOTAL	3	3		0.20	0.15		0		
TOTAL POTENTIAL UNITS									



# Employment Potential on Vacant Land - Municipality of Red Lake

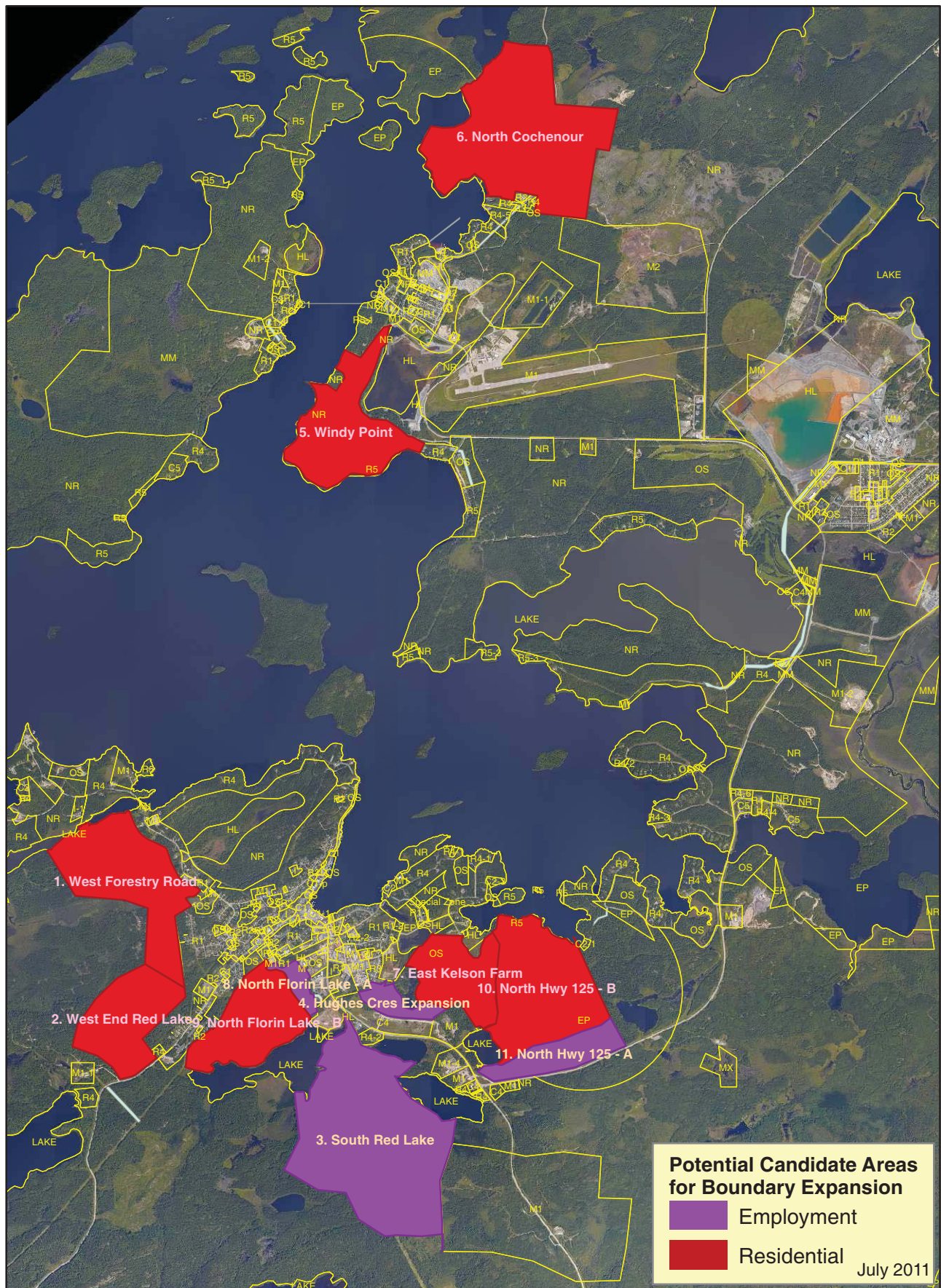
Last updated: 21-Jul-11

ID	Status	Built Vacant?	Zoning	Gross Area (ha)	Potential Jobs (15.5 jobs/gross ha)	Development Constraints 0 (easy) to 4 (difficult)	Development Challenges
Red Lake							
RE01	Unplanned		C2	0.11	2	2	Limited opportunities for use
RE02	Unplanned		C2	0.06	1	0	Small lot and limited opportunities for use. Application submitted to change use to Residential. EXCLUDED FROM ANALYSIS
RE03	Unplanned		C1	0.13	2	3	Small lot with extensive bedrock
RE04	Unplanned		C1	0.09	1	4	Extensive steep bedrock
RE05	Unplanned		C1	0.08	1	4	Extensive steep bedrock
RE06	Unplanned		C1	0.05	1	3	Narrow, steep and restricted by shoreline
RE07	Unplanned		C4	3.01	47	3	No services, large lot uneven ground
RE08	Unplanned		C4	8.47	131	2	Serviced, but fill required
RE09	Unplanned		C4	2.45	38	3	No services.
RE10	Unplanned	Built Vacant	C2	0.13	2	2	Limited opportunities for use
RE11	Unplanned	Built Vacant	C1	0.31	5	1	One lot is built upon, one vacant, one used for parking
RE12	Unplanned		C4	0.40	6	3	No services
TOTAL				15.23	236		
Balmertown							
BE01	Unplanned		C1	0.05	1	2	Small lot
BE02	Unplanned		C1	0.05	1	2	Small lot, hydro line occupying 1/3 of lot
BE03 (Nungesser Rd Industrial Park)	Unplanned		NR	72.50	152	2	OPA 3, ZBLA App to be submitted for M - NOTE: Assumes 2.1 jobs/gross ha
TOTAL				72.60	154		
Cochenour							
CE01	Unplanned		I	0.13	2	2	Small lot proposed to be used for parking
TOTAL				0.13	2		
GRAND TOTAL POTENTIAL JOBS (ALL TOWNSITES)					392		

## **APPENDIX D**

- Map of Candidate Areas





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## APPENDIX E

- Candidate Areas Evaluation Table

Boundary Expansion - Candidate Areas Evaluation Table

Candidate Area ID	Location	OP Designation	Zoning	Land Area (gross ha)	Criteria										TOTAL		RANK	
					Physical Constraints	Transportation		Serviceability		Compatibility		Natural Heritage Features		Mineral Potential (not included in total score)	Future residential uses	Future employment uses	Future residential uses	Future employment uses
						Future residential uses	Future employment uses	Future residential uses	Future employment uses	Future residential uses	Future employment uses	Future residential uses	Future employment uses					
								Score: 1 (Low score, significant issues) to 4 (High score, no significant issues)		Future residential uses		Future employment uses						
1	West Forestry Road	Natural Resources	Natural Resources	106.41	Undulating terrain, favourable for residential development.	2 Access to one local road, with travel through other residential areas.	4 Serviceability may be challenging, would be more favourable to residential development to reduce freight costs.	3 Serviceability may be challenging, would be more favourable to residential development to reduce freight costs.	3 Adjacent to other residential uses.	4 Not favourable for employment use as travel is through intermixed residential areas.	1 No significant natural heritage features are identified.	3 No significant natural heritage features are identified.	3 No significant natural heritage features are identified.	Unknown May provide for employment (log skid area)	17	9	2	8
2	West End Red Lake	Natural Resources	Natural Resources	68.16	Undulating terrain, favourable for residential development.	2 Access to one local road, with travel through other residential areas.	2 Serviceability may be challenging, would be more favourable to residential development to reduce freight costs.	2 Serviceability may be challenging, would be more favourable to residential development to reduce freight costs.	4 Adjacent to other residential uses.	2 Not favourable for employment use as travel is through intermixed residential areas.	3 No significant natural heritage features are identified.	4 No significant natural heritage features are identified.	4 No significant natural heritage features are identified.	Unknown May provide for employment (log skid area)	18	12	1	6
3	South Red Lake	Natural Resources	Natural Resources	211.40	Some undulating terrain, rocky outcrops, as well as even ground.	3 Access to Hwy 125.	4 Access to Hwy 125.	2 Serviceability will be challenging. Services would be required to be extended a long distance.	2 Employment uses would not be compatible with adjacent residential uses and could be favourable.	2 Employment uses would not be compatible with adjacent residential uses and could be favourable.	4 No significant natural heritage features are identified.	4 No significant natural heritage features are identified.	4 Outside of the area of unemployment	4 Outside of the area of unemployment	15	16	3	2
4	Hughes Creek Expansion	Natural Resources	Natural Resources	14.86	Sloped and not well drained.	2 Access to Hwy 125, not particularly favourable for residential development as it is an interior road network.	3 Access to Hwy 125, not particularly favourable for residential development as it is an interior road network.	1 Services could be provided to the west of the site, but not to the east. Not ideal for residential due to employment uses, and proximity to Hwy 125.	2 Use for employment would be compatible with adjacent residential uses, and industrial uses to the west (Danco).	4 Employment use would be compatible with adjacent residential uses, and industrial uses to the west (Danco).	2 A Natural Heritage value has been identified within the area. This value has not been present for 4 years.	2 A Natural Heritage value has been identified within the area. This value has not been present for 4 years.	4 Outside of the area of unemployment	4 Outside of the area of unemployment	9	14	6	4
5	Windy Point	Recreational Residential	Natural Resources	89.84	Sloped towards the lake and sandy.	3 Access to Hwy 125, not particularly favourable for residential development as it is an interior road network.	3 Access to Hwy 125, not particularly favourable for residential development as it is an interior road network.	2 To extend services this far would be more economical for residential development.	1 From the perspective of the site, there is no employment use in the area. This value has not been present for 4 years.	3 Employment use would be compatible with adjacent residential uses, and industrial uses to the west (Danco).	2 A Natural Heritage value has been identified within the area. This value has not been present for 4 years.	2 A Natural Heritage value has been identified within the area. This value has not been present for 4 years.	Unknown There appears to be unemployment in the area	Unknown There appears to be unemployment in the area	13	12	5	6
6	North Cohoon	Natural Resources and Environmental Protection	Natural Resources and Environmental Protection	190.89	Apparently optimal terrain (sandy).	3 Access through local roads (McMurray Road).	3 Access through local roads (McMurray Road).	3 Extension of services required. Would be more economical for residential development.	2 Proposed residential use would be compatible with other residential use in the area.	2 Proposed residential use would be compatible with other residential use in the area.	2 A Natural Heritage value has been identified within the area.	2 A Natural Heritage value has been identified within the area.	Unknown There appears to be unemployment in the area	Unknown There appears to be unemployment in the area	14	12	4	6
7	East Kildon Farm	Natural Resources and Environmental Protection	Natural Resources and Environmental Protection	57.29	Some undulating terrain, rocky outcrops, as well as even well drained land.	2 Access through local roads (Lake Drive) and possibly Hwy 125. Possible accessibility through the back of the Hwy 125.	2 Access through local roads (Lake Drive) and possibly Hwy 125. Possible accessibility through the back of the Hwy 125.	2 To extend services this far would be more economical for residential development.	4 Proposed residential use would be compatible with other residential use in the area.	4 Proposed residential use would be compatible with other residential use in the area.	2 A Natural Heritage value has been identified within the area. This value has not been present for 4 years.	2 A Natural Heritage value has been identified within the area. This value has not been present for 4 years.	4 Outside of the area of unemployment	4 Outside of the area of unemployment	13	10	5	7
8	North Horn Lake - A	Natural Resources	Natural Resources	9.35	Some undulating terrain, rocky outcrops, as well as even well drained land.	3 Accessible from local roads and possibly Hwy 125, with interior roads required.	3 Accessible from local roads and possibly Hwy 125, with interior roads required.	3 To extend services this far would be more economical for residential development.	2 Proposed residential use would be compatible with other residential use in the area.	2 Proposed residential use would be compatible with other residential use in the area.	4 No significant natural heritage features are identified.	4 No significant natural heritage features are identified.	Unknown There appears to be unemployment in the area	Unknown There appears to be unemployment in the area	15	17	3	1
9	North Horn Lake - B	Natural Resources	Natural Resources	69.78	Some undulating terrain, rocky outcrops, as well as even well drained land. Some damage matters will need to be addressed.	3 Accessible from local roads and possibly Hwy 125, with interior roads required.	3 Accessible from local roads and possibly Hwy 125, with interior roads required.	3 To extend services this far would be more economical for residential development.	4 Proposed residential use would be compatible with other residential use in the area.	4 Proposed residential use would be compatible with other residential use in the area.	4 No significant natural heritage features are identified.	4 No significant natural heritage features are identified.	Unknown There appears to be unemployment in the area	Unknown There appears to be unemployment in the area	18	15	1	3
10	North Hwy 125 - 8	Natural Resources	Natural Resources	145.44	Some undulating terrain, rocky outcrops, as well as even well drained land.	2 Accessible from Hwy 125 with interior roads required.	2 Accessible from Hwy 125 with interior roads required.	3 To extend services this far would be more economical for residential development.	4 Proposed residential use would be compatible with other residential use in the area.	4 Proposed residential use would be compatible with other residential use in the area.	4 No significant natural heritage features are identified.	4 No significant natural heritage features are identified.	4 Outside of the area of unemployment	4 Outside of the area of unemployment	14	13	4	5
11	North Hwy 125 - A	Natural Resources	Natural Resources	35.3	Some undulating terrain, rocky outcrops, as well as even well drained land.	2 Accessible from Hwy 125 with interior roads required.	2 Accessible from Hwy 125 with interior roads required.	4 To extend services this far would be more economical for residential development.	3 Proposed residential use would be compatible with other residential use in the area.	3 Proposed residential use would be compatible with other residential use in the area.	3 A Natural Heritage value has been identified within the area.	3 A Natural Heritage value has been identified within the area.	4 Outside of the area of unemployment	4 Outside of the area of unemployment	13	17	5	1