



Municipality of Red Lake

Official Plan and Zoning By-law Review

DRAFT Background Report

October 2025



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Municipality of Red Lake

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Table of Contents

Land Acknowledgment	iv
1 Introduction	1
1.1 What is an Official Plan?	1
1.2 Why is the Official Plan Being Reviewed?	1
1.3 How is the Official Plan Related to the Zoning By-law?	2
1.4 Background Report Overview	2
1.5 Government Agencies, Interest Groups, Indigenous, and Community Engagement.....	3
2 Community Overview	6
2.1 Background.	6
2.2 Population	7
2.3 Housing	7
2.4 Townsites and Land Use	8
2.5 Transportation	14
2.6 Recreation and Community Facilities	15
2.7 Infrastructure.....	16
2.8 Economy	17
2.9 Cultural Heritage	18
2.10 Natural Heritage Features and Areas	19
3 Growth Management	19
3.1 Population, Dwelling, and Employment Projections to 2045	20
3.2 Vacant Land Analysis	24
3.3 Lands Needs Analysis	30
3.4 Summary.....	32

4	Regulatory Planning Framework.....	32
4.1	Planning Act	33
4.2	Provincial Planning Statement, 2024	34
4.3	Growth Plan for Northern Ontario, 2011	37
4.4	Recent Legislative Changes	39
4.5	Ministry of Agriculture Food and Rural Affairs Guidelines on Permitted Uses in Prime Agricultural Areas (2016)	49
4.6	Connecting the North: A Draft Transportation Plan for Northern Ontario (December 2020)	51
4.7	Draft 2041 Northern Ontario Multimodal Transportation Strategy (July 2017) ..	51
5	Existing Local Municipal Planning Context	53
5.1	Municipality of Red Lake Official Plan, 2015.....	53
5.2	Municipality of Red Lake Zoning By-law, November 16, 2016 .	54
5.3	Review of Relevant Municipal Plans and Studies	56
5.4	Local Policy and Zoning Issues	67
6	Conclusion.....	68

List of Figures

Figure 1-1: Official Plan and Zoning By-law Review Project Process	5
Figure 2-1: Municipality of Red Lake Key Map (Source: Google Maps, 2025)	6
Figure 2-2: Schedule 'A-1' Townsite of Red Lake – Land Use Designations, Municipality of Red Lake Official Plan (2015)	10
Figure 2-3: Schedule 'A-2' Townsite of McKenzie Island and Cochenour – Land Use Designations, Municipality of Red Lake Official Plan (2015).....	11
Figure 2-4: Schedule 'A-3' Townsite of Balmertown – Land Use Designations, Municipality of Red Lake Official Plan (2015)	12
Figure 2-5: Schedule 'A-43' Townsite of Madsen – Land Use Designations, Municipality of Red Lake Official Plan (2015)	13

Figure 2-6: Excerpt from Figure 1: Northern Ontario's Transportation Infrastructure (Connecting the North: A Draft Transportation Plan for Northern Ontario, 2020)	14
Figure 2-7: Phillip Thomas Vinet Centennial Park (www.redlake.ca)	15
Figure 2-8: Howey Bay, 1920's (redlakemuseum.com)	19
Figure 3-1: Red Lake Baseline and Potential Growth Population Projections 2021 – 2045 (Ministry of Finance, Statistics Canada, InterGroup Consultants Ltd.)	21
Figure 3-2: Community-Level Population Projections (Business Gap Analysis, 2025).....	21
Figure 3-3: Vacant Lands – Townsite of Red Lake (Capacity Study, 2025)	26
Figure 3-4: Vacant Lands – Townsite of Balmertown (Capacity Study, 2025)	27
Figure 3-5: Vacant Lands – Townsites of McKenzie Island and Cochenour (Capacity Study, 2025)	28
Figure 3-6: Vacant Lands – Townsite of Madsen (Capacity Study, 2025).....	29
Figure 4-1: Examples of additional residential unit locations within a primary dwelling (Adapted from Ministry of Municipal Affairs and Housing, 2019).....	41

List of Tables

Table 3-1: Projected Dwellings – 2045 (Table B2-3, Capacity Study, 2025) ...	22
Table 3-2: Projected Employment by Industry – 2045 (Table B2-4, Capacity Study, 2025)	23
Table 3-3: Projected Residential Land Needs – 2045 (Table B2-3, Capacity Study, 2025).....	30
Table 3-4: Employment Land Needs - 2045 (Table B2-5, Capacity Study, 2025)	31
Table 5-1: Summary of Existing Zone Categories and Corresponding Zones	55
Table 5-2: Planning Review Table – Municipality of Red Lake Plans and Studies	57

Appendices

Appendix A	Provincial Planning Statement, 2024 Review Table
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Land Acknowledgment

We, the Municipality of Red Lake acknowledge that our foundation and the spaces in which we live and maintain are on the lands of the Anishinaapek of Red Lake; the traditional lands of Lac Seul and Wabauskang First Nations, and Treaty 3 territory. As we are all Treaty people, we will continue to cherish the reciprocity of all the relationships on these sacred Lands and Waters.

1 Introduction

The Municipality of Red Lake is undertaking the legislated review of its Official Plan (“OP”) and Zoning By-law (“ZBL”) pursuant to Sections 17, 26, and 34 of the Planning Act, R.S.O. 1990, as amended. The Planning Act is the Provincial legislation that sets out the legal framework and requirements for land use planning in Ontario. The current Official Plan was approved by the Ministry of Municipal Affairs and Housing (“MMAH”) with modifications on October 22, 2015. The current in-effect Zoning By-law 1930-14 was adopted by Council on November 16, 2015.

1.1 What is an Official Plan?

An OP is a policy document adopted by Council under the provisions of the Planning Act and reflects matters of provincial interest. The policies of the OP apply to all lands within the municipal boundary, expresses the vision and objectives for the community, and identifies land use designations to help guide and direct growth and development.

The Provincial Planning Statement, 2024 (“2024 PPS”) establishes policies that all municipalities in Ontario must be consistent with. It requires municipalities to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years. Planning for growth and development beyond 30 years is not required, as population projections and associated land needs may change over time. However, municipalities may plan for infrastructure, public service facilities, strategic growth areas (i.e., where intensification and higher-density mixed uses would be focused), and employment areas beyond 30 years (Policy 2.1.3). **The planning horizon for the Municipality’s new OP will be 20 years, to the year 2045.**

The OP directs where development should be located, how infrastructure and public works are to be planned, and how cultural and natural heritage features and areas are to be protected and conserved. The use and development of individual parcels of land is guided by the OP, which establishes specific policies related to lot creation, zoning, and Site Plan Control.

1.2 Why is the Official Plan Being Reviewed?

The OP is being reviewed to ensure that the most current provincial and municipal planning policy objectives are reflected. Since the current Municipality of Red Lake was approved in 2015, two (2) new PPS have been issued (i.e., Provincial Planning Statement, 2024, which replaced the Provincial Policy Statement, 2020), and there have been other legislative changes that are described in this Report. Through the Review process, the Municipality can also revise existing policies to adapt to local changes and reflect an updated vision and planning goals for Red Lake, as identified by Council and residents. Additionally, the Review process provides an opportunity to consolidate previously approved Official Plan Amendments.

Some of the Municipality's key areas of interest for policy updates include:

- Completion of a comprehensive review of the Municipality's Official Plan that is consistent with the Provincial Planning Statement, 2024, the Planning Act, recent legislative changes and any other regulatory requirements;
- Examination of growth strategies in the Municipality's townsites (i.e., settlement areas);
- Tailor the Official Plan to meet the unique needs and characteristics of the Municipality. A focus on housing across the spectrum, however largely a focus on market-driven housing. (Affordable and social housing are primarily the responsibility of social service agencies, like the Kenora District Services Board); and
- Identification and review of local issues such as economic development opportunities.

1.3 How is the Official Plan Related to the Zoning By-law?

The Municipality's OP and ZBL will be reviewed concurrently. However, the ZBL cannot be adopted by Council until the OP has been approved by MMAH. The ZBL is a legal document that must conform with and implements OP policies. It establishes a series of Zones and permitted uses in each Zone which implement the OP land use designations. The ZBL also provides detailed lot and building requirements, such as lot size, lot coverage, and setbacks, to determine where buildings and structures can be located on a property, as well as requirements related to building height, landscaping, and parking, among others.

1.4 Background Report Overview

This Background Report has been prepared to direct the Municipality of Red Lake OP and ZBL Review. It describes the current community profile, examines the Municipality's existing vacant land supply available to accommodate future population, housing, and employment growth, and provides a growth management strategy. The Report also identifies OP policies and ZBL provisions that may be missing or require updating.

This Background Report is organized as follows:

- **Section 2** provides a **community overview** of the Municipality of Red Lake and its land use characteristics;
- **Section 3** includes a **growth management analysis**, including a summary of updated population, housing, and employment projections to the year 2045, and a vacant land supply analysis to determine whether there are adequate vacant lands available within the Municipality's townsites (i.e., Settlement Areas) to accommodate the forecast residential and employment growth;

- **Section 4** describes the **regulatory planning framework** applicable to the Municipality of Red Lake, including recent revisions to the Planning Act, the 2024 PPS, and other key provincial legislation and regional policies;
- **Section 5** provides an overview of the **local municipal planning context**, including a summary of the Municipality's existing OP and ZBL, as well as other local municipal documents that must be considered in the OP and ZBL Review; and
- **Section 6** provides a **conclusion** to the Background Report.

Appendix A contains a detailed analysis of the policy issues to be addressed in the new Municipality of Red Lake OP, to be consistent with the 2024 PPS.

1.5 Government Agencies, Interest Groups, Indigenous, and Community Engagement

The Municipality is seeking a wide variety of input into the OP and ZBL Review. These documents and their Schedules will guide and regulate where and how future growth and development in the Municipality will occur. Input from residents is needed to help establish a common vision and reflect this vision through the objectives and policies of the OP, and the requirements of the ZBL, while meeting Provincial requirements.

Neighbouring Indigenous communities, residents, businesses, external agencies, organizations, and interest groups have valuable information to share in this process. To date, the following engagement activities have been completed:

- Launch of the Municipality's project webpage for the OP and ZBL Review (<https://www.redlake.ca/business-and-development/planning-and-development/official-plan-and-zoning-by-law-update/>);
- One-Window pre-consultation with Ontario Partner Ministries held on October 14, 2025;
- An introductory virtual meeting with Red Lake Municipal Council on October 14, 2025, to introduce the project and engagement program; and
- Initial outreach to neighbouring Indigenous communities of Deer Lake First Nations, Keewaywin First Nations, LacSeul First Nations, McDowell Lake First Nations, North Spirit Lake First Nations, Pikangikum First Nations, Poplar Hill First Nations, Wabaskang First Nations, and the Métis Nation of Ontario.

The engagement program for the project will include the following key engagement approaches and opportunities:

- A Special Meeting of Council following the completion of background work and the preparation of OP policy recommendations, to seek direction from Council as to how to proceed with the Draft OP;

- Continued outreach to neighbouring Indigenous communities, to keep them informed of project progress and milestones;
- Use of the Municipality's website and social media to provide regular updates at key milestones, when documents and engagement materials become available for public review, and when community engagement events are to be held;
- Meetings to review key project deliverables with Municipal staff from key internal departments including the: Chief Administrative Officer; and Planning and Development; and
- One (1) in-person Public Open House, and in-person Statutory Public Open House, and in-person Statutory Public Meeting to present background information, as well as the Draft OP and Draft ZBL, and to obtain community feedback.

The OP and ZBL Review project process and key community engagement events are illustrated in **Figure 1-1**.

Figure 1-1: Official Plan and Zoning By-law Review Project Process

	Engagement Milestone	Project Deliverables
Stage 1 Initial Engagement and Pre-consultation Fall 2025	- Virtual Pre-consultation with Ontario Partner Ministries - Municipal Project Webpage Launch - Council Introduction Presentation	Community Engagement Plan
Stage 2 Background Research and Analysis Fall 2025	- Initial Outreach to Community and Stakeholder Groups - Initial Outreach to Indigenous Communities - Public Open House #1 – Introduction and Draft Background Report	Background Report and “As We Heard It” Summary
Stage 3 Development of Policy and Zoning Recommendations Winter 2026	Special Council Meeting	OP Policy Directions and Preliminary Zoning Recommendations Report
Stage 4 Draft Official Plan and Draft Zoning By-law Winter 2026 – Summer 2026	- Combined Statutory Public Open House - Combined Statutory Public Meeting	Draft Official Plan (90-day MMAH Review) Draft Zoning By-law
Stage 5 Final Official Plan and Final Zoning By-law Fall 2026 – Winter 2027	- Council Adoption Meeting – Final Official Plan - Council Adoption Meeting – Final Zoning By-law	- Final Official Plan - Submit Final Official Plan to MMAH for Approval (120-day review) - Final Zoning By-law

2 Community Overview

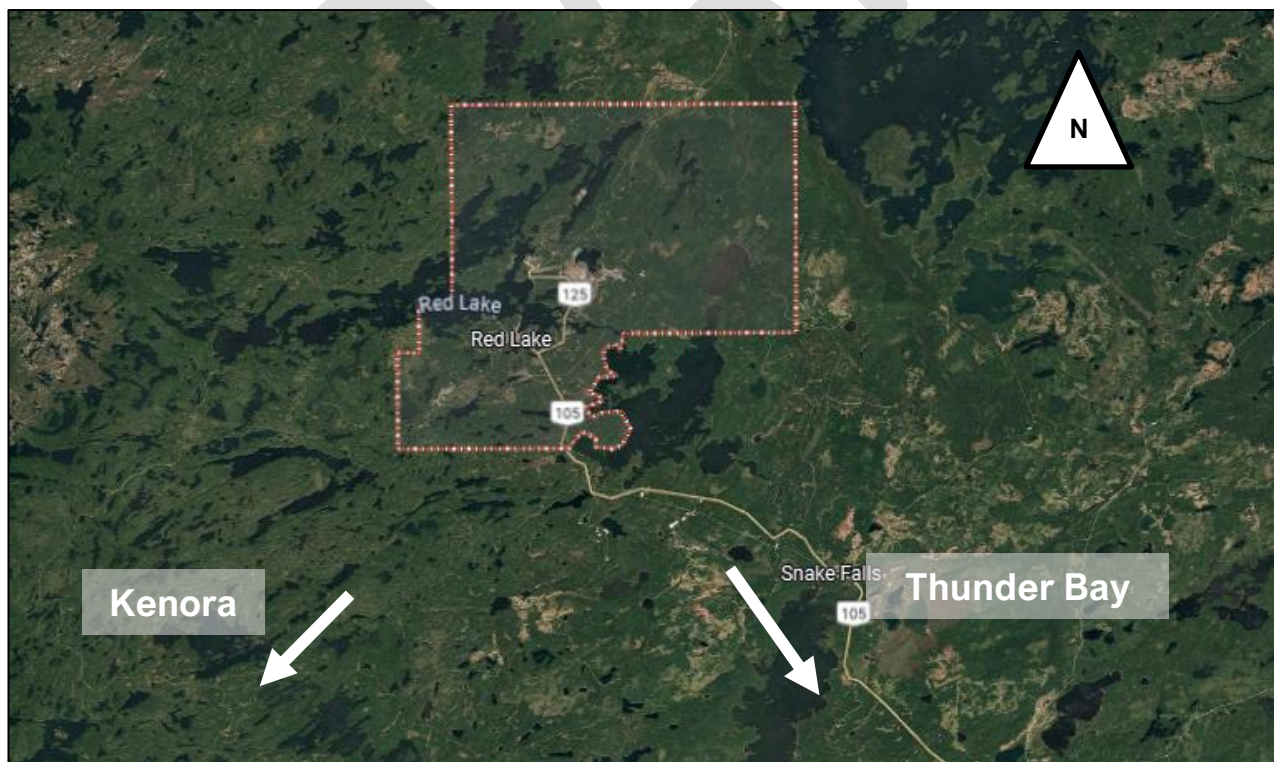
The following section provides an overview of the Municipality of Red Lake's geographic location, population and demographic trends, current landscape, built form, infrastructure, economic base, and cultural and natural heritage which will inform the OP and ZBL Review process.

2.1 Background

The Municipality of Red Lake is located in the Kenora District (Far North District) in Northwestern Ontario, approximately 535 kilometres northwest of Thunder Bay and 269 kilometres northeast of Kenora, Ontario (see **Figure 2-1**). The Municipality is accessible via Highways 105, 125 and 618, and is situated on Red Lake, serving as the commercial and service hub for the surrounding region.

Red Lake encompasses the townships of Balmertown, Cochenour, Madsen, McKenzie Island, Red Lake and Starratt-Olsen. The neighbouring Indigenous communities, include Deer Lake First Nations, Keewaywin First Nations, LacSeul First Nations, McDowell Lake First Nations, North Spirit Lake First Nations, Pikangikum First Nations, Poplar Hill First Nations, and Wabaskang First Nations.

Figure 2-1: Municipality of Red Lake Key Map (Source: Google Maps, 2025)



2.2 Population

The Municipality of Red Lake has a Census Subdivision population of 4,094, as reported in the 2021 Canadian Census, which represents a decrease of approximately 0.3% from the 2016 population of 4,107. The population of the Greater District of Kenora is 66,000 as reported in the 2021 Census, an increase of approximately 0.7% from 65,533 reported in 2016.

Like many communities in Northern Ontario, the Municipality of Red Lake is facing the challenge of maintaining and increasing population. According to the 2021 Statistics Canada Census, the median age in Red Lake is 38.4 years old, compared to a median age of 41.6 across Canada. The 2021 Census reported the following age distribution in the Municipality:

- 19.2% of residents are aged 0–14 years;
- 65.2% of residents are aged 15–64 years; and
- 15.5% of residents are aged 65 years and over.

Of the 15.5% aged 65 years and over, approximately 1.2% or about 50 people are aged 85 years and over. The cohort of older adults has specific needs that must be met to ensure that they can continue to fully engage and participate in the community, including through the provision of services and infrastructure that cater to all ages and abilities.

In the 2021 Census, 88.6% of residents (3,580) identified English as their mother tongue, 3.3% (135) identified French, and 6.5% (235) identified a non-official language. Of the non-official languages, Indigenous languages were identified as the mother tongue of approximately 65 residents, including Algonquian and Ojibway languages. Non-official, non-Indigenous languages were identified as the mother tongues of about 170 residents, including Spanish, German, Tagalog, Italian, and Gujarati, among others.

Approximately 950 residents identified as Indigenous in 2021, with 570 residents identifying as First Nations single identity, 350 residents identifying as Métis single identity, and 20 residents reporting multiple Indigenous identities. Two hundred and ten (210) residents identified as being immigrants to Canada.

2.3 Housing

The 2021 Census documented approximately 1,700 occupied private dwelling units within the Municipality, including:

- 81.5% (1,385) single-detached dwellings;
- 4.7% (80) non-apartment attached dwellings (i.e., semi-detached and row houses);
- 10.9% (185) apartments in a building that has fewer than five (5) storeys; and
- 2.4% (40) moveable dwellings.

- The average household size in the Municipality is 2.4 people, compared to 2.4 people across Canada.

The Municipality of Red Lake has recently acquired approximately 66 hectares (163 acres) of Crown land, known as “Harry’s Corner”, in proximity to Highways 125 and 105 in the township of Red Lake.

As of the time of this Background Report, the project is still in the conceptual stage. Additional studies will be required to support the preliminary planning work for Harry’s Corner, including further study of wetland features identified on site, geotechnical work, and servicing options.

2.4 Townsites and Land Use

The Municipal boundary is bounded by the southeast and northeast shore of Red Lake. There are several ‘Townsite Boundaries’ which comprise the five (5) serviced townships: Red Lake, Balmertown, Cochenour, Madsen, and McKenzie Island. The townships are municipally serviced and the majority of new development is directed to these areas (see **Figure 2-2 to 2-5**). As per Section 1.3 of the existing Official Plan, there are also three (3) non-serviced residential settlement areas: Starratt-Olsen, Flat Lake, and McMarmac.

The Red Lake township is the largest settlement area and is located at the juncture of Secondary Highway 618, Highway 105, and Forestry Road. The Cochenour and Balmertown townships are accessible from Highway 125. Balmertown accommodates several institutional uses, including the municipal office, and the municipally-owned Red Lake Airport is located between Balmertown and Cochenour – accessed by Highway 125. The McKenzie Island township is accessible by ferry during spring, summer and fall and by an ice road in the winter when conditions permit. McKenzie Island is located directly west of Cochenour. Madsen is located in the southwest of the Municipality and is accessed via secondary Provincial Highway 618.

The majority of land uses in the townships include low-rise and low-density residential uses and industrial uses, while the area along the north and south of Red Lake are highway commercial.

The majority of Red Lake’s rural area consists of Crown lands, supporting limited rural and seasonal residential development, along with recreation and tourism uses. There are no designated prime agricultural areas.

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 also a tourism hub, with tourism activities that include fly-in fishing, hunting and canoeing.

The Municipality has a number of mining and infrastructure projects in progress and/or in the planning stage. These upcoming projects include the: Evolution Mining (confirmed); West Red Lake Gold’s Madsen Mine (in progress); Kinross Gold’s Great Bear Project (planned); Frontier

Lithium PAK Project (planned); and Berens River Bridge and Roads Project (planned). These projects are further discussed in **Section 3** of this Background Report.

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Figure 2-2: Schedule 'A-1' Townsite of Red Lake – Land Use Designations, Municipality of Red Lake Official Plan (2015)

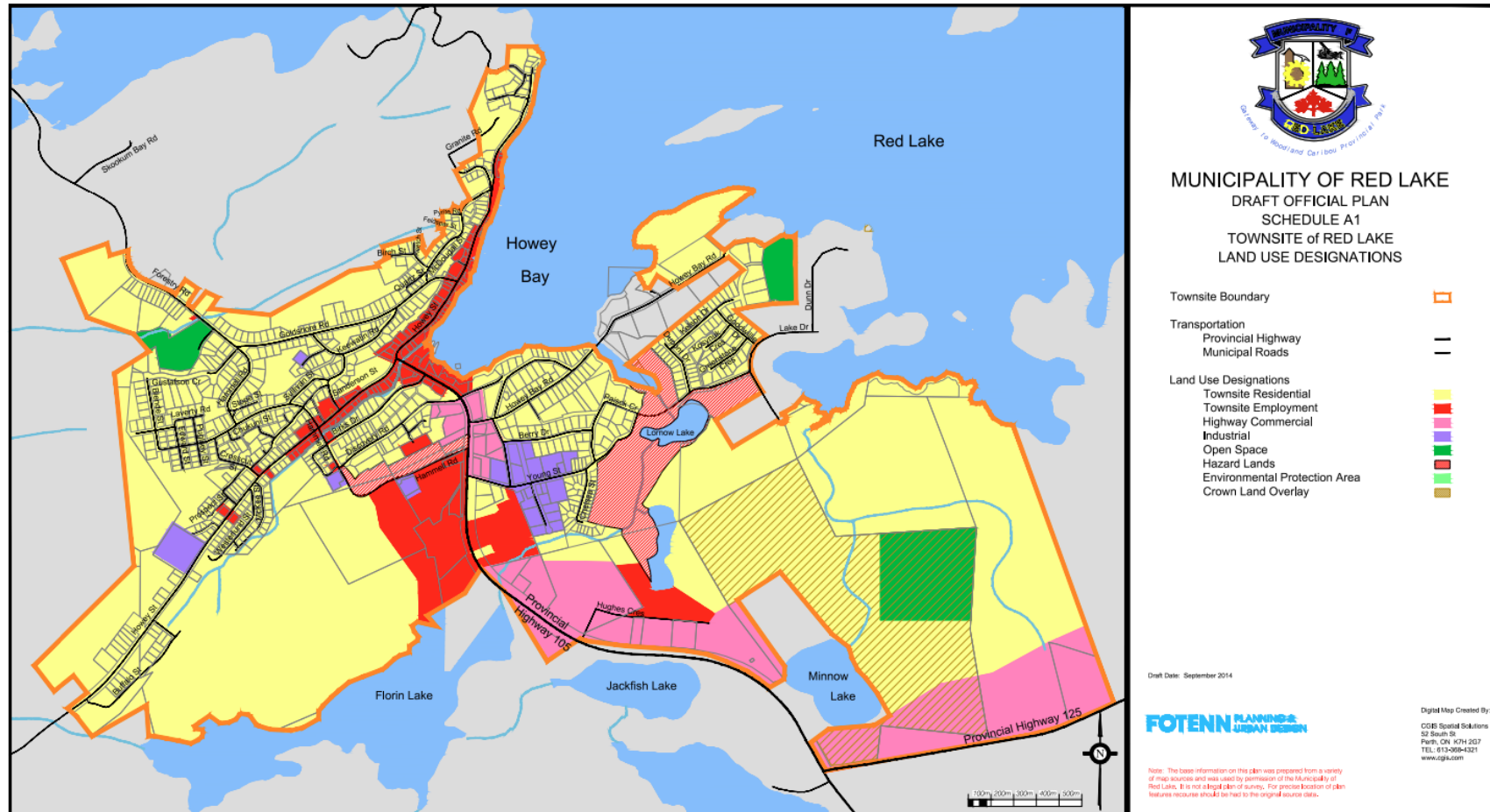


Figure 2-3: Schedule 'A-2' Townsite of McKenzie Island and Cochenour – Land Use Designations, Municipality of Red Lake Official Plan (2015)

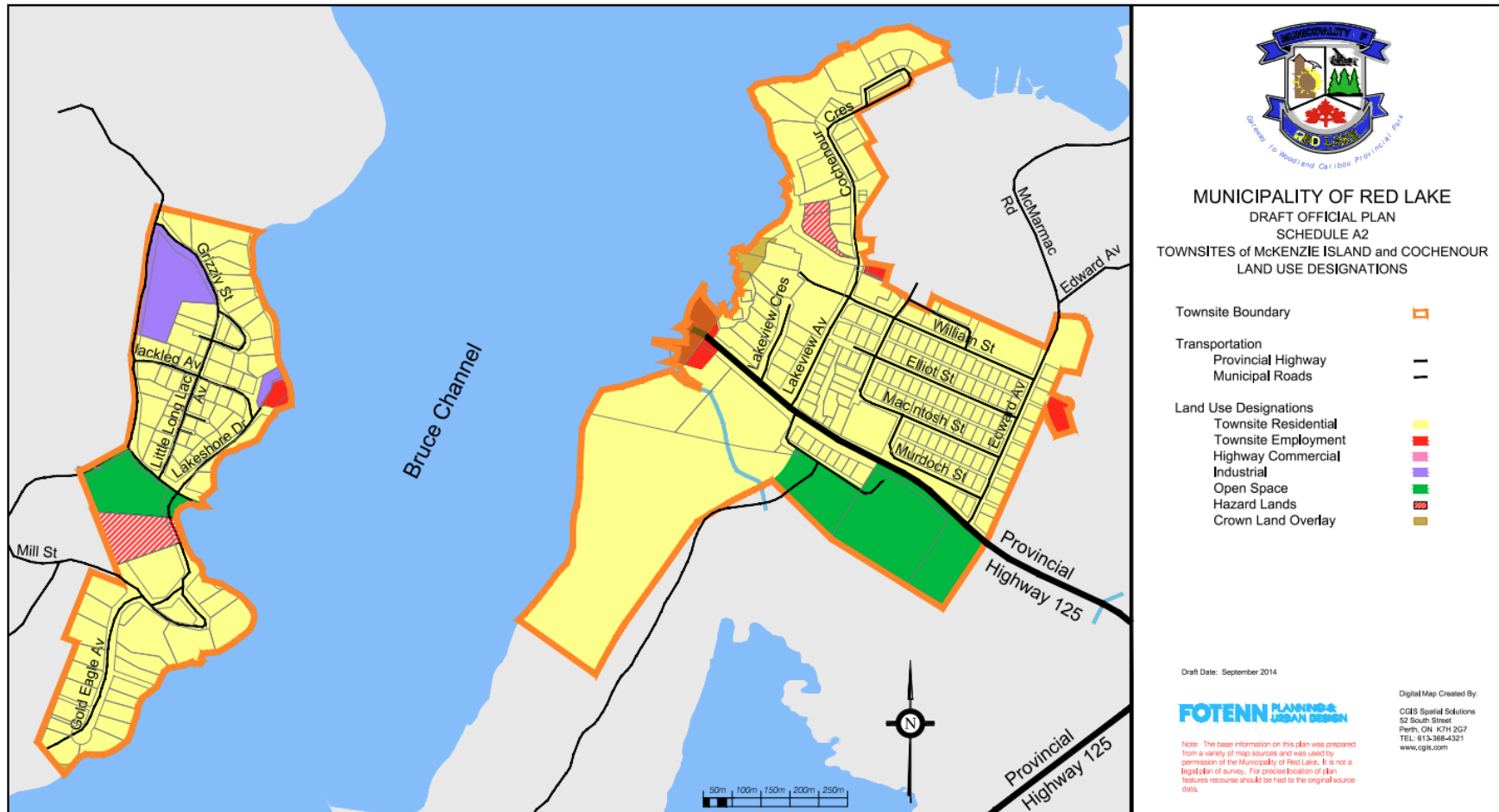


Figure 2-4: Schedule 'A-3' Townsite of Balmertown – Land Use Designations, Municipality of Red Lake Official Plan (2015)

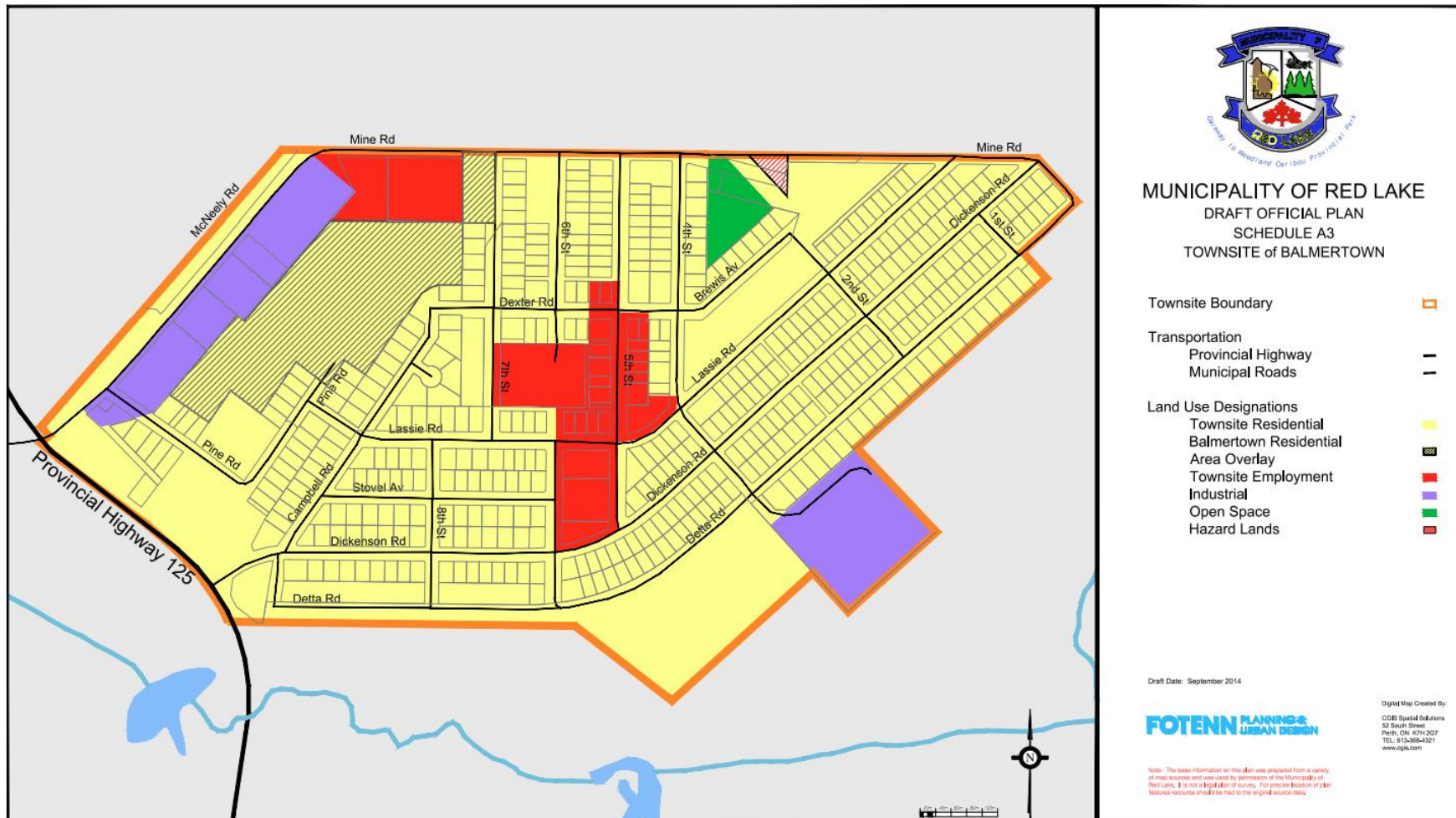
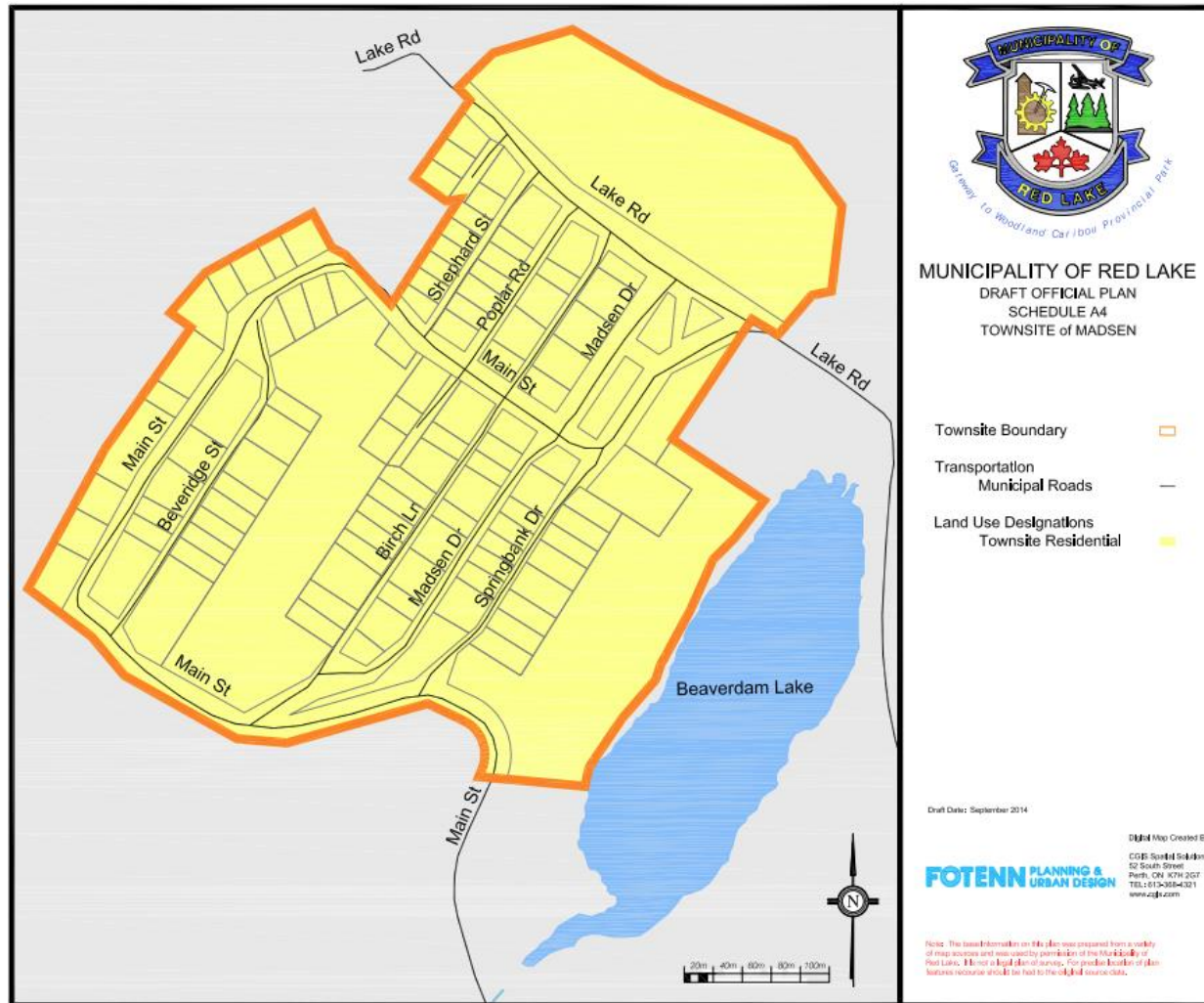


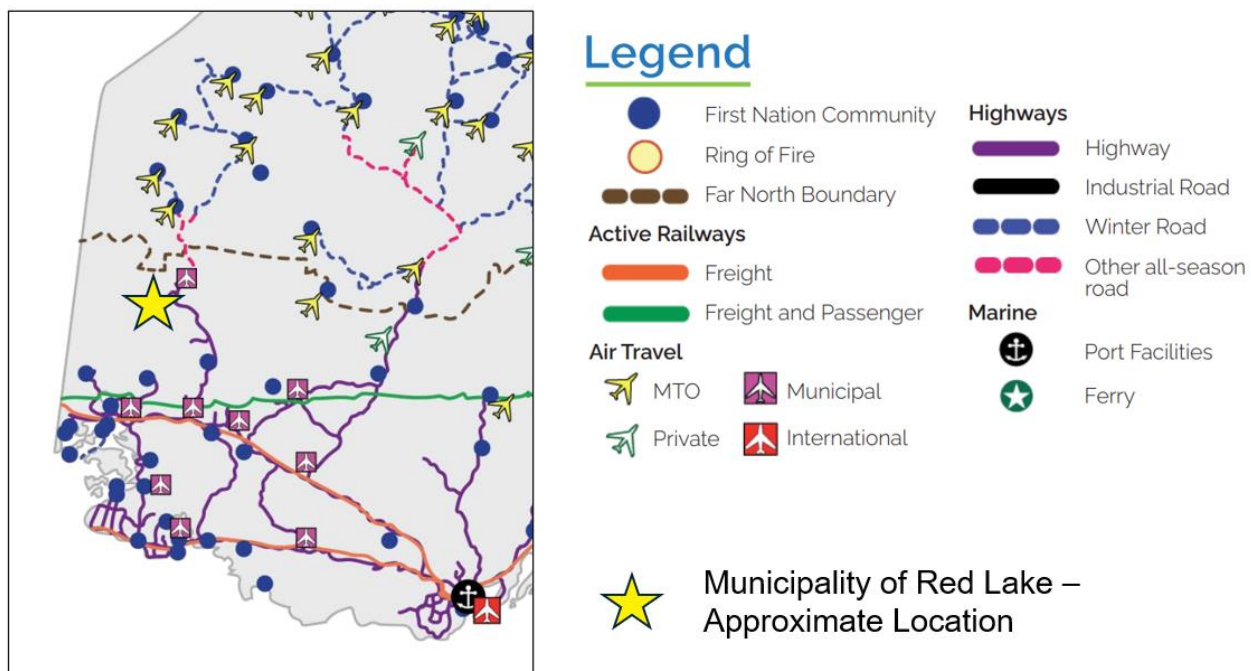
Figure 2-5: Schedule 'A-43' Townsite of Madsen – Land Use Designations, Municipality of Red Lake Official Plan (2015)



2.5 Transportation

Ontario Highway 105, a highway which generally runs north–south, provides the primary road access to the Municipality of Red Lake via a junction with Highway 17 near Vermilion Bay, as shown in **Figure 2-6**. Highway 17 is a Provincial highway, which extends approximately 175 kilometres, terminating at the northern boundary of Red Lake. Highway 105 is a two-lane highway for its entire length, serving as a critical transportation corridor that connects Red Lake to the Provincial highway network and the broader region.

Figure 2-6: Excerpt from Figure 1: Northern Ontario's Transportation Infrastructure (Connecting the North: A Draft Transportation Plan for Northern Ontario, 2020)



Within the Municipality, Provincial Highway 125 branches northeast from Highway 105 at Balmertown and continues to Cochenour, providing access to the ferry terminal to McKenzie Island. Provincial Highway 618 also branches west from Highway 105 in Red Lake serving the Madsen community and Starratt-Olsen. All three (3) highways are two-lane routes and are Provincially maintained, forming the core transportation network that links Red Lake and its communities to the provincial highway system.

The municipally-owned Red Lake Airport (YRL) is located one (1) kilometre south of Cochenour and operates as a registered airport. A new terminal for the airport opened in 2021, and is currently serviced by Bearskin Airlines, North Star Air, Superior Airways, and Wasaya Airways.

2.5.1 Active Transportation

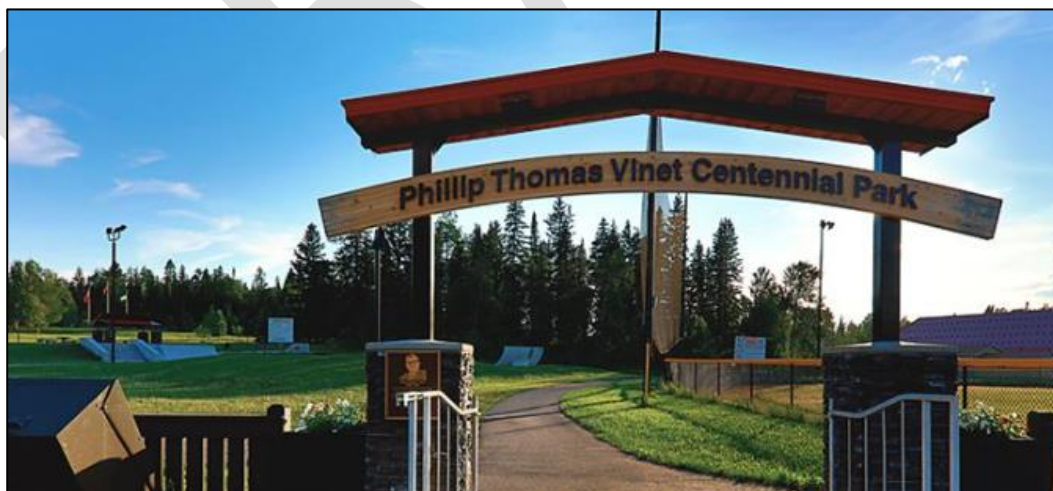
While the Municipality of Red Lake is the gateway to Woodland Caribou Provincial Park, the serviced area of the Municipality offers limited municipally maintained active transportation opportunities throughout the various townsites.

2.6 Recreation and Community Facilities

There are a variety of recreational, community, and cultural facilities, outdoor opportunities, and public spaces in the Municipality of Red Lake, including, but not limited to:

- Margaret McDougall Memorial Public Library (Red Lake);
- Balmerton Public Library;
- Cochenour Arena and Community Hall;
- Dan Kucheran Baseball Field;
- Evolution Recreation Centre, Curling Ring and Pool;
- Phillip Thomas Vinet Centennial Park (Figure 2-8);
- Red Lake Golf and Country Club;
- Red Lake Community Fitness Centre;
- Red Lake Cross Country Ski Club;
- Red Lake Regional Heritage Centre;
- Norseman Park;
- Lavery Park;
- Various Playgrounds; and,
- Various Outdoor Rinks and Sports Fields.

Figure 2-7: Phillip Thomas Vinet Centennial Park (www.redlake.ca)



Public and Catholic elementary and secondary schools within the Municipality include:

- École Catholique Des Etoiles-Du-Nord;
- Golden Learning Centre;

- Red Lake-Madsen Public School;
- St. John Catholic School; and
- Red Lake District High School.

The Red Lake Adult Learning Centres offers education programs aimed at supporting adult literacy skills to support their participation in the community. Confederation College operates a satellite campus in Red Lake, the Red Lake Campus, which provides a range of post-secondary courses and programs to support the needs of the local labour market.

2.7 Infrastructure

2.7.1 Water Supply

The Municipality of Red Lake's water system is governed by Ontario's Safe Drinking Water Act and the regulations therein. The Municipality's water distribution network is comprised of mains approximately 51.65 kilometres in total length (as of December 31, 2024) throughout the communities of Red Lake, Balmertown, Cochenour, McKenzie Island and Madsen.

The intake structure for the Red Lake Water Treatment Plant is located approximately 610 meters north-west of Skookum Bay, Red Lake. Water flows by gravity from the source and through the intake structure located at the treatment plant. The required rate of flow is determined by community demand.

- The Cochenour and McKenzie Island water distribution system is a standalone distribution system that consists of approximately 9.2 kilometres of watermain, with associated hydrants.
- The system includes a submerged line that extends between Cochenour and McKenzie Island. The Balmertown water distribution system is a standalone system that consists of approximately 8.8 kilometres of watermain and associated hydrants.
- The Red Lake water distribution system consists of approximately 20.8 kilometres of watermain and associated hydrants.
- The Madsen distribution system consists of approximately 2.6 kilometres of watermain and associated hydrants.

2.7.2 Wastewater System

The Municipality's wastewater collection system is made up of 45.97 kilometres of mains (as of December 31, 2024) and 1,502 service connections throughout the communities of Red Lake, Balmertown, Cochenour, McKenzie Island and Madsen. The Municipality has water and wastewater buildings throughout the communities of Red Lake, Balmertown, Cochenour, McKenzie Island, and Madsen. Based on the Municipality of Red Lake Asset Management Plan

(2024), 51.32% of properties in the Municipality are connected to the municipal wastewater system.

2.7.3 Stormwater System

The Municipality's stormwater system is comprised of retention ponds, pipes, culverts, ditches, manholes and storage chambers. There are 4.89 kilometres of underground pipes (as of December 31, 2024) within the stormwater management asset network, as well as 109.39 kilometres of ditches.

An area of concern for the wastewater system identified by the Municipality is stormwater entering sanitary sewers causing sewage to overflow into streets or backup into homes. To avoid overflows or backups of the sanitary sewer should stormwater infiltrate the sanitary sewer, the Municipality has designed lift stations to overflow if they do not have the capacity to deal with a high flow event.

With the anticipated potential development that will be utilizing the services within the Municipality, upgrading or expanding existing infrastructure and adding new infrastructure will need to be considered by the Municipality.

2.7.4 Landfill

The Municipal Transfer Station is a municipally operated waste and recyclables transfer site located at 1000 Highway 125 between Red Lake and Balmertown. The 2024 Asset Management Plan notes that the Municipality is undergoing an Environmental Assessment (EA) process to assess the feasibility of shared services with neighbouring Pikangikum First Nation to construct a new landfill site.

The current landfill accepts only non-household, low-leachate waste. Since 2017, approximately 9,320 m³ of capacity has been used, including an estimated 1,247 m³ in 2024. There is approximately 30,680 m³ of approved capacity remaining in the landfill. Based on an average disposal rate of 1,553 m³ per year, the landfill has an estimated remaining lifespan of roughly 25 years, extending to the end of 2049.

2.8 Economy

In the 2021 Census, the Municipality reported a labour force of 2,170 people, a labour force participation rate of 66.6%, an employment rate of 63.2%, and an unemployment rate of 5.1%. According to the 2021 National Occupational Classification (NOC) data from the 2021 Census, the employment sectors with the greater proportion of the labour force include:

- Sales and service (450);
- Trades, transport and equipment operators (405);
- Education, law and social, community and government services (380);

- Natural resources, agriculture, and production (135);
- Business, finance and administration (190);
- Health (160);
- Natural and applied sciences (135);
- Manufacturing and utilities (60);
- Art, culture, recreation and sport (25); and
- Legislative and senior management (10).

The Municipality serves as a retail and service hub to more than 13,800 people, including the Municipality, Township of Ear Falls (Ear Falls), nearby First Nations, and surrounding unorganized territories (collectively the Red Lake trade area). The Municipality has a long-standing economic foundation in the natural resource sector, with mining, forestry, and tourism playing important roles. With several major existing and expected developments on the horizon, including Evolution Mining operations, West Red Lake Gold's Madsen Mine redevelopment, Kinross Gold's Great Bear Project and the Berens River Bridge and Roads Project (which will improve the road connection to seven First Nations north of Red Lake), the Municipality is well positioned for labour, and economic growth. These projects are further discussed in **Section 3** of this Background Report.

2.9 Cultural Heritage

The Municipality has a rich history with origins tracing back over 8,000 years, when the ancestors of the Cree and Ojibway people first inhabited the area. European settlement in the Red Lake area began with the fur trade in the late 1800s and shifted to mining after the 1925 discovery of gold by Lorne and Ray Howey, which sparked the last great gold rush in North America and led to the founding of the town. By 1936, Red Lake was a booming mining centre and Howey Bay had become the busiest airport in the world, as bush planes transported people and supplies to the goldfields.

The Municipality currently does not maintain a municipal cultural heritage registry. There are no designated heritage buildings, heritage conservation districts, cultural heritage landscapes, or other properties of cultural heritage value or interest located within the Municipality.

Figure 2-8: Howey Bay, 1920's (redlakemuseum.com)



2.10 Natural Heritage Features and Areas

The Red Lake area boasts a rich natural environment, offering world-class fishing, hunting, and outdoor recreation. Woodland Caribou Provincial Park is located west of Red Lake. The Provincial Park is known as “one of the best-kept ecotourism destinations in the world”, with 450,000 hectares of untouched wilderness stretching from Red Lake to the Manitoba border. Located within the UNESCO World Heritage Site Pimachiowin Aki (The Land that Gives Life), the Park provides residents and visitors with access to the boreal forest.

3 Growth Management

The following section provides a growth management analysis for the Municipality of Red Lake over the 20-year planning horizon to the year 2045, including updated population, dwelling, and employment projections as per the Business Gap Analysis (dated August 7, 2025) (“Gap Analysis”) and Community Capacity Study (dated October 16, 2025) (“Capacity Study”), both prepared for the Chukuni Communities Development Corporation and the Municipality.

An overview of the Vacant Land Analysis as presented in the Capacity Study is also summarized in this section. The Vacant Land Analysis was prepared to determine whether adequate vacant land supply exists within the townsites of Red Lake to support the projected permanent residential and employment growth jobs.

3.1 Population, Dwelling, and Employment Projections to 2045

To determine population, dwelling, and employment projections in the Municipality of Red Lake, InterGroup Consultants Ltd. developed a projection system, drawing from Ontario Ministry of Finance 2024 projections, Statistics Canada Census data, and Environics data from 2024.

The Gap Analysis and Capacity Study present two (2) sets of population, housing, and employment projections for the Municipality:

- **Baseline Projection** – Based on annual historical estimates from 1996 to 2021, and annual projections to the planning horizon of the year 2045, the baseline projection includes existing mining and road development projects, such as the Evolution Mine.
- **Potential Growth Projection** – To reflect the potential impacts of the planned mining, road and development projects, including the Evolution Mine, Great Bear Project, PAK Lithium Project, and the Berens River Bridge and Road project. These noted developments are proposed to be located in, and in proximity to the Municipality. It is anticipated that should these developments proceed, they will have significant impacts on local employment and in-migration.

The following sections present the Baseline and Potential Growth Projections for population, dwelling, and employment growth to the year 2045.

3.1.1 Population

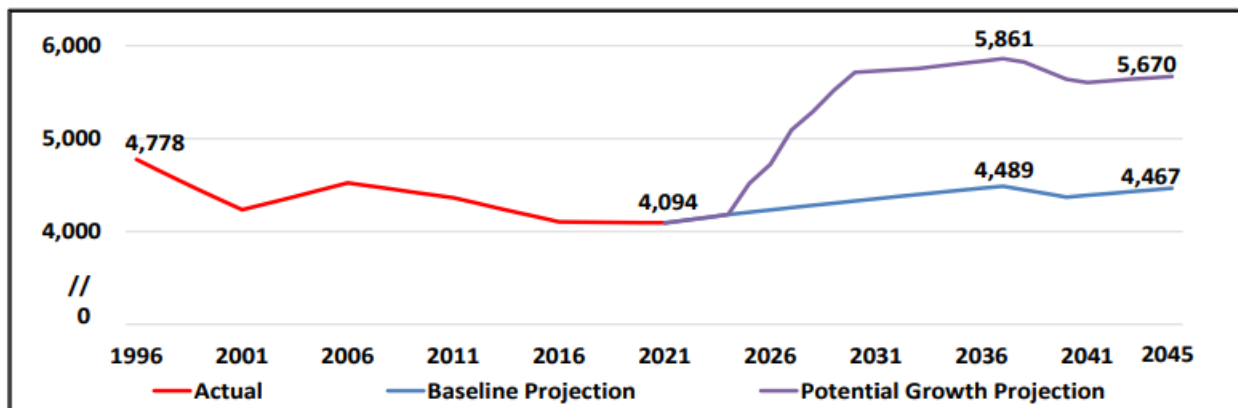
This section provides an analysis of the population projections for the Municipality of Red Lake to the year 2045, as presented in the Gap Analysis and Capacity Study. As per Statistics Canada Census data, the population of Red Lake was 4,094 in 2021.

In summary, **the Baseline Projection projects a population of 4,467 persons by 2045, representing an increase of 373 persons (+9.1%) from the 2021 population of 4,094 persons.**

The Potential Growth Projection projects a population of 5,670 persons, representing an increase of 1,576 persons, or +38.5% from the 2021 population. With respect to the population projections, the Capacity Study notes that the population is projected to grow substantially by 2037, which would be when the planned mining and road development projects would be realized.

The two (2) scenarios as presented in the Gap Analysis are shown in **Figure 3-1**.

Figure 3-1: Red Lake Baseline and Potential Growth Population Projections 2021 – 2045 (Ministry of Finance, Statistics Canada, InterGroup Consultants Ltd.)



Sources: Ontario Ministry of Finance 2024; Statistics Canada 2002, 2007, 2012, 2017, 2023a, 2024.

Notes:

1. Projections for the Municipality of Red Lake were prepared by InterGroup Consultants Ltd.
2. Additional information on the population projections is provided in **Appendix A** and in the **Community Capacity Study**.

Community-Level Population Projections

Appendix A of the Gap Analysis presents a snapshot of the population projections to 2045 at a community-level. The Gap Analysis acknowledges the limitations of reporting of this data at a community-level given that Statistics Canada only reports population data for the Municipality as a whole. As such, the community-level population projections as presented in the Gap Analysis are intended for illustrative purposes only, as shown in **Figure 3-2**.

Figure 3-2: Community-Level Population Projections (Business Gap Analysis, 2025)

	Actual	Baseline Projection		Potential Growth Projection	
	2021	2037	2045	2037	2045
Red Lake	1,895	2,082	2,072	3,337	3,169
Balmertown	1,246	1,369	1,362	1,486	1,468
Cochenour	550	605	602	605	602
McKenzie Island	150	165	164	165	164
Madsen	153	168	167	168	167
Starratt Olsen	100	100	100	100	100
Total	4,094	4,489	4,467	5,861	5,670

Notes:

1. Population projections were prepared by InterGroup Consultants Ltd.
2. Results should be interpreted with caution due the variability of projections for smaller communities and the assumptions used to estimate the current population for each community in the absence of available data. Smaller communities are particularly sensitive to minor population changes and projections for these communities should be interpreted accordingly.

As per the community-level projections, it is forecasted that the Red Lake townsite will experience the highest level of growth to 2045. The townsites of Balmertown and Cochenour are anticipated to experience some growth, while Madsen, McKenzie Island, and Starratt Olsen are anticipated to experience minimal increases in growth.

3.1.2 Dwellings

Table 3-1 illustrates the Baseline and Potential Growth dwelling projections for the Municipality of Red Lake to the year 2045.

Residential densities are categorized in the Capacity Study as:

- Low-density – single-detached dwellings;
- Medium-density – semi-detached dwellings, row houses, duplex dwellings, and other single-attached dwellings; and
- High-density – apartment dwellings.

Table 3-1: Projected Dwellings – 2045 (Table B2-3, Capacity Study, 2025)

Residential Density	Existing Dwellings – 2021	Baseline Projection (# of Dwellings / Net Change)	Potential Growth Projection (# of Dwellings / Net Change)
Residential Low Density	1,425	1,556 (+131)	1,976 (+551)
Residential Medium Density	120	157 (+37)	278 (+158)
Residential High Density	160	179 (+19)	239 (+60)

In summary, the Municipality of Red Lake is anticipated to increase from 1,705 dwellings in 2021, to 1,892 dwellings under the Baseline Projection scenario and up to 2,493 dwellings in the Potential Growth Projection scenario. As such, an additional 187-769 new dwellings are projected to 2045.

3.1.3 Employment

This section provides an overview of InterGroup Consultants Ltd.'s employment projections for the Municipality of Red Lake to the year 2045.

The employment projections were prepared using data on employment by industry sector as per the 2021 Census. Employment classifications are as follows:

- **Institutional:** Public administration, education services, healthcare and social assistance, waste management and remediation.
- **Industrial:** Agriculture, forestry, fishing and hunting, utilities, mining, manufacturing, wholesale trade, transportation, and warehousing.
- **Commercial:** Construction, retail, finance and insurance, real estate, professional services, accommodation and food services, information and cultural industries, arts, entertainment, recreation, and other services.

It is noted that mining-related employment was excluded from the analysis in the Capacity Study as some of the planned mining projects are proposed for areas outside of the municipal boundary of Red Lake, and would not result in an increase in industrial land demand. The planned mining and road projects as considered under the Potential Growth Projection scenario forecast the following operational timelines and workforce:

- Evolution Mine (until 2040): 610 employees anticipated;
- Berens River Bridge and Roads Project (2025-2027): 300 employees anticipated;
- West Red Lake Gold (2025-2032): 245 employees anticipated;
- Kinross – Great Bear Project (2029-2041): 900 employees anticipated; and
- PAK Frontier Lithium (2027-2051): 600 employees anticipated. It is assumed that there would be some out-migration from the Municipality when the Evolution Mine is anticipated to close sometime between 2038 to 2040.

The employment projections by sector, for the Baseline Projection and Potential Growth Projection scenarios are illustrated in **Table 3-2**.

Table 3-2: Projected Employment by Industry – 2045 (Table B2-4, Capacity Study, 2025)

Employment Sector	Existing Employment – 2021 (Jobs)	Baseline Projection (Projected Jobs / Net Change)	Potential Growth Projection (Projected Jobs / Net Change)
Institutional	647	653 / +6	941 / +294
Industrial	766	773 / +7	1,155 / +389

Employment Sector	Existing Employment – 2021 (Jobs)	Baseline Projection (Projected Jobs / Net Change)	Potential Growth Projection (Projected Jobs / Net Change)
Commercial	647	653 / +6	963 / +316

By 2045, the total number of jobs is expected to increase from 1,246 jobs in 2021 to 1,259 jobs (Baseline Projection), or to 1,832 jobs (Potential Growth Projection). In sum, an additional 19-999 jobs are anticipated in the Municipality by 2045.

3.2 Vacant Land Analysis

A vacant land analysis was undertaken by InterGroup Consultants Ltd. and is detailed in the Community Capacity Study (dated October 16, 2025). A review of the Municipality's vacant lands was undertaken by the Municipality, InterGroup Consultants Ltd., and stakeholder groups.

The inventory of vacant lands in the Municipality was categorized based on the following variables:

- Private or Municipal ownership;
- Current zoning as per the Municipality's existing ZBL; and
- Availability of services, including water, sewer, and road access (i.e., full, partial, no access).

The vacant lands supply exercise concluded that there are approximately 297.7 hectares of vacant land, including the addition of the Harry's Corner's lands, within the Municipality's boundary. Of these vacant lands, 63% are municipally-owned and 95% are located within the Red Lake townsite. Limited vacant land was identified in Balmertown (7.9 ha), McKenzie Island (3.1 ha), and Madsen (3.8 ha). There were no vacant lands identified in Cochenour and Starratt Olsen.

Further, with respect to the two (2) population project scenarios, the vacant land analysis findings included:

- **Baseline Growth Projection:** Approximately 26 ha of residential land would be required to meet the Municipality's growth needs to 2045. There are approximately 30.5 ha of land with access to municipal services. As such, there are adequate lands within the settlement areas under the Baseline Growth Projection for residential development.
- **Potential Growth Projection to 2045:** Approximately 101.1 ha of residential lands are required to 2037 and there is a current supply of 175.4 ha of residential land available in the Municipality. As such, there is sufficient land designated for Residential under this scenario.

There will be a shortage of land zoned for Institutional uses (1.1 ha available; 20.6 ha required) and Industrial (1.4 ha available; 125 ha required).

Maps of the vacant lands presented in the Capacity Study are shown in **Figures 3-3 through 3-7**.

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Figure 3-3: Vacant Lands – Townsite of Red Lake (Capacity Study, 2025)

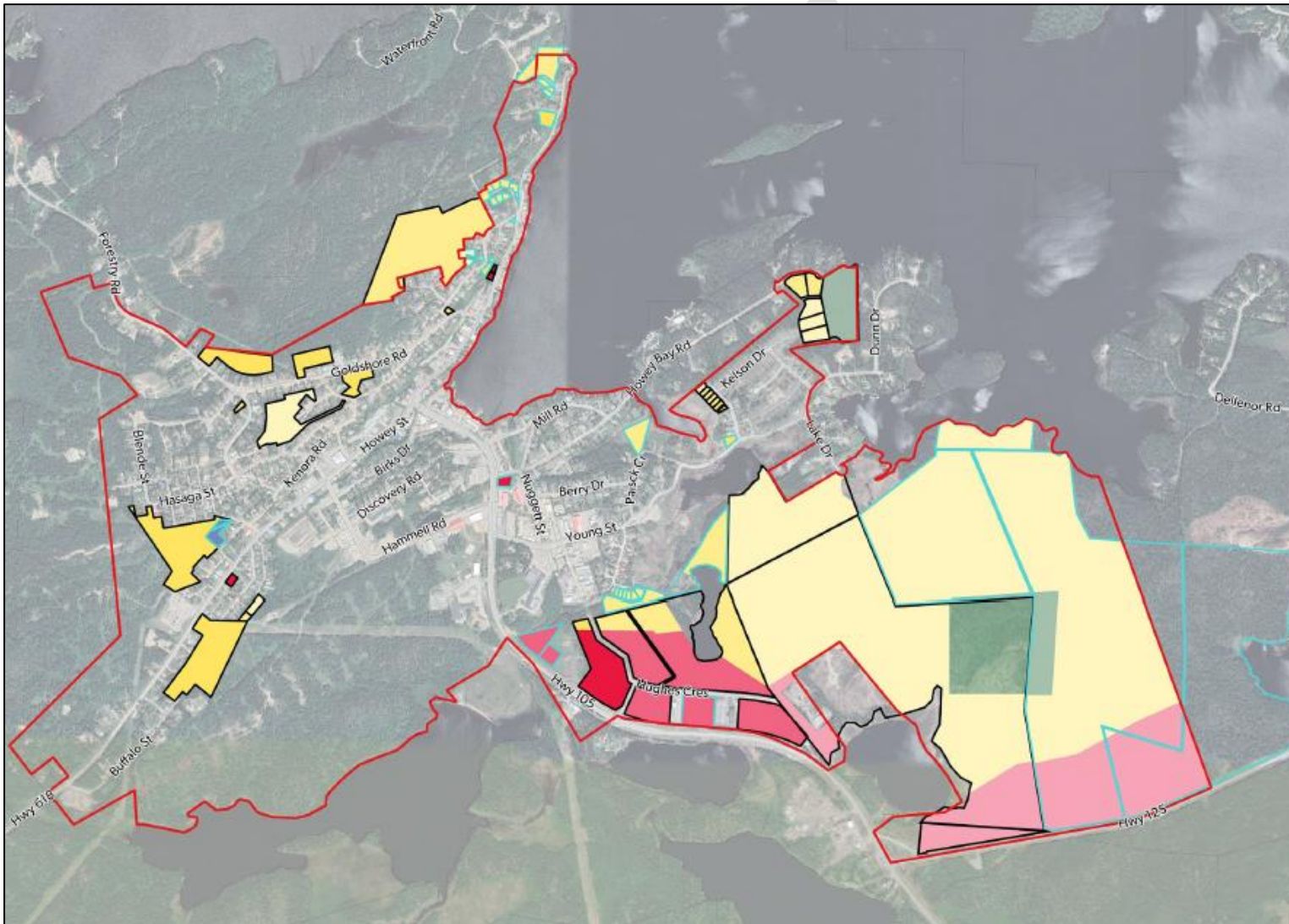


Figure 3-4: Vacant Lands – Townsite of Balmertown (Capacity Study, 2025)

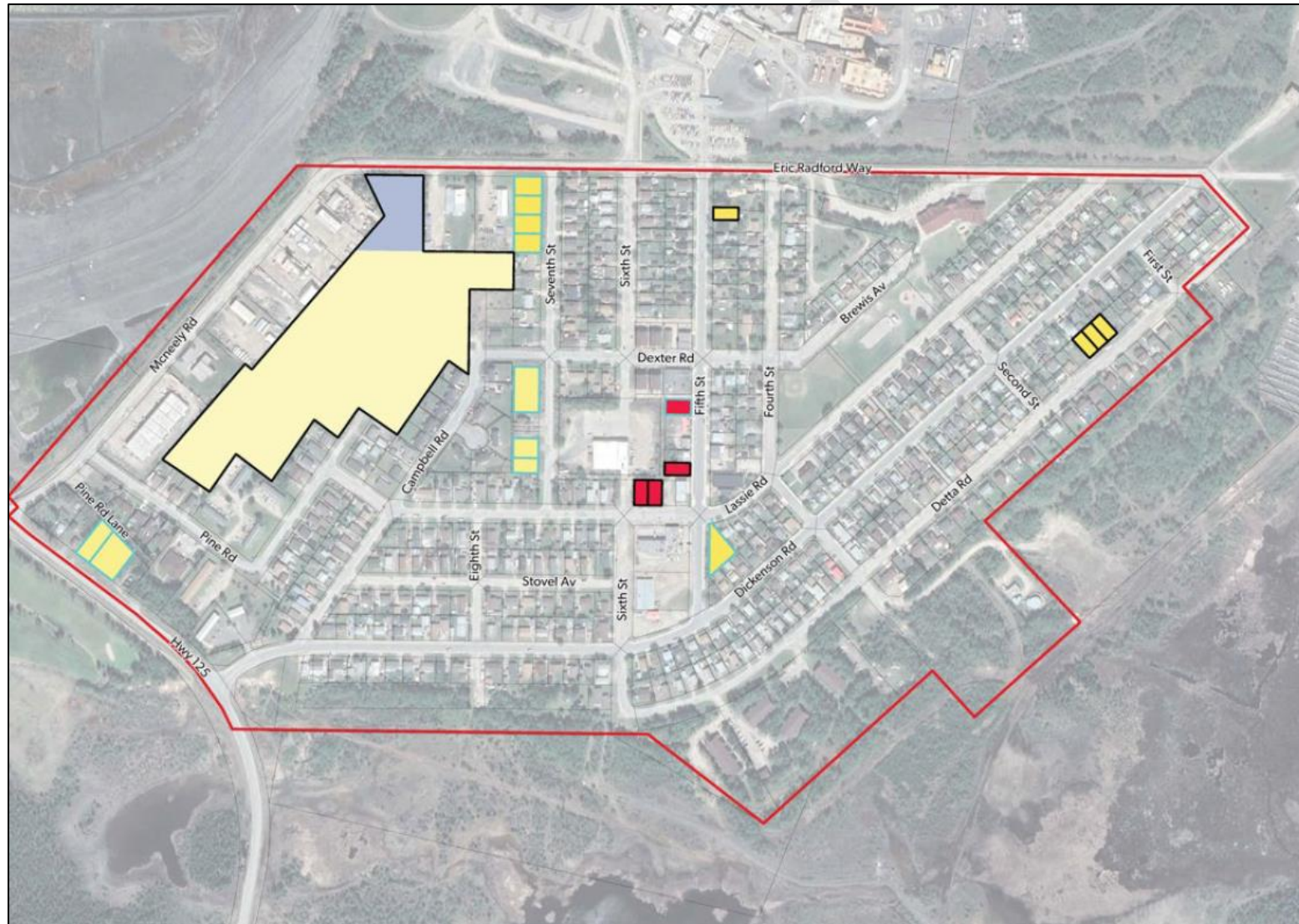


Figure 3-5: Vacant Lands – Townsites of McKenzie Island and Cochenour (Capacity Study, 2025)

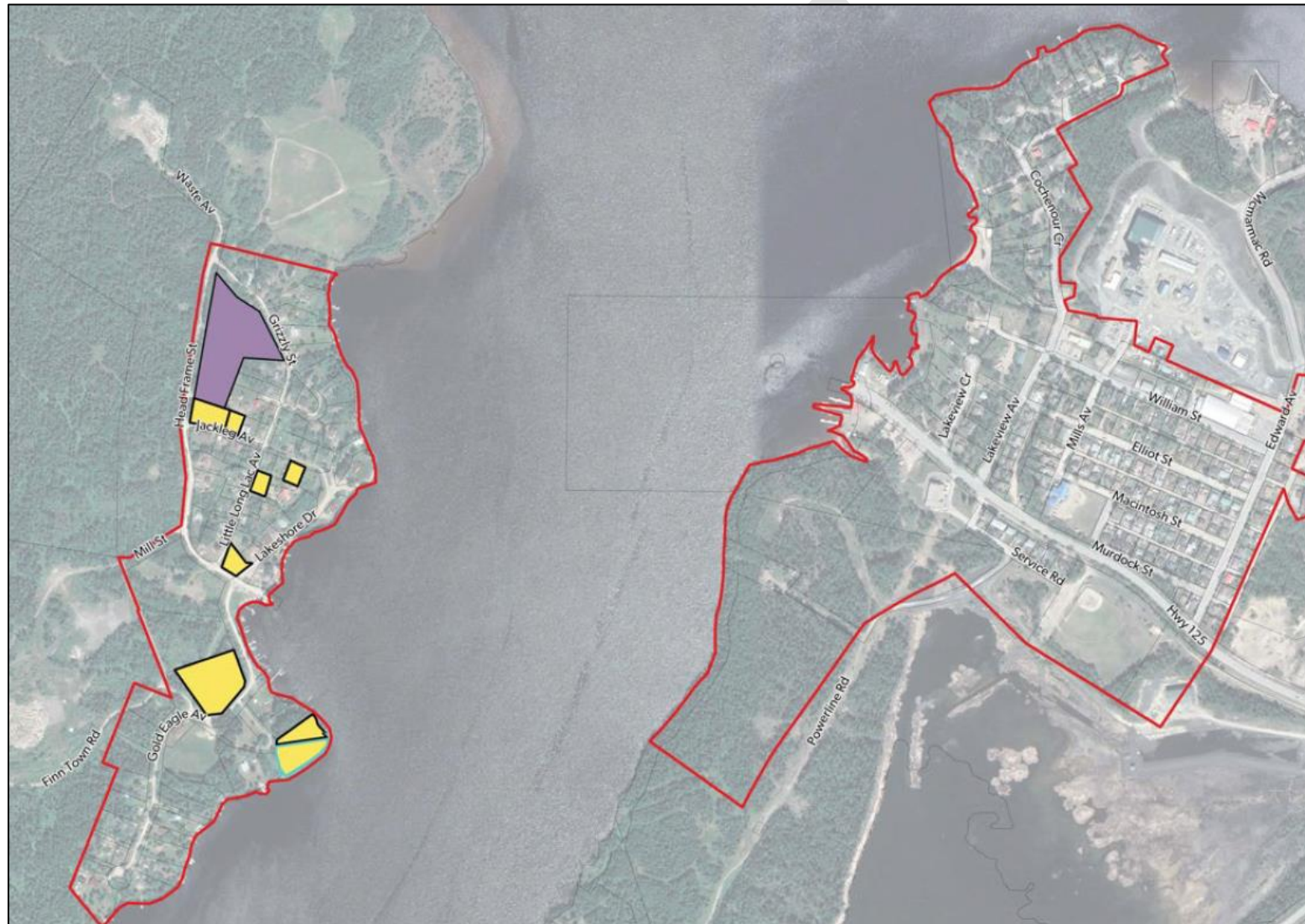


Figure 3-6: Vacant Lands – Townsite of Madsen (Capacity Study, 2025)



3.3 Lands Needs Analysis

The following section provides an overview of the residential and employment land needs within the Municipality of Red Lake, as presented in the Capacity Study.

Residential Land Needs

InterGroup Consultants Ltd. determined the residential land needs in the Municipality by examining the current number of households per gross hectare for low-, medium-, and high-residential land parcels. It was concluded that the current residential densities are as follows:

- Low-density (2.792 households per gross hectare), including single-detached dwellings;
- Medium-density (17.888 households per gross hectare), including semi-detached dwellings, row houses, duplex dwellings, and other single-attached dwellings; and
- High-density (26.397 households per gross hectare), including apartment dwellings.

The residential land needs analysis assumed that the breakdown of the residential density types would be 70% for low-density, 20% for medium-density, and 10% for high-density. The residential land needs for the Municipality to 2045 are summarized in **Table 3-3**.

Table 3-3: Projected Residential Land Needs – 2045 (Table B2-3, Capacity Study, 2025)

Residential Density	Existing Residential Lands – 2024	Baseline Projection (Projected Land Needs / Net Change)	Potential Growth Projection (Projected Land Needs / Net Change)
Residential Low Density	510.5 gross ha	529 gross ha / +18.5 gross ha	588.8 gross ha / +78.3 gross ha
Residential Medium Density	6.7 gross ha	8.8 gross ha / +2.1 gross ha	15.5 gross ha / +8.8 gross ha
Residential High Density	6.1 gross ha	6.8 gross ha / +0.7 gross ha	9 gross ha / +3 gross ha
Total	523.3 gross ha	544.6 gross ha / + 21.3 gross ha	613.3 gross ha / +90.1 gross ha

In summary, a total of 544.6 gross ha of residential land will be required to meet projected needs to 2045 under the Baseline Projection scenario, which represents an increase of 21.3 gross ha. For the Potential Growth Projection scenario, a total of 613.3 gross ha will

be required, which comprises an increase of 90.1 gross ha. The additional lands would be designated as Townsite Residential Area in the new OP. The new OP will consider both the Baseline Projection and Growth Projection scenarios when reviewing its policies related to growth in the Municipality.

Employment Land Needs

Section 2.8.2 of the 2024 PPS provides policies for Employment Areas to ensure they are preserved and protected for current and future uses and needs. Section 8 of the 2024 PPS defines “employment areas” as:

“areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

Per the 2024 PPS, only those lands in the Municipality’s settlement areas where primary employment uses (i.e., agriculture, mining, manufacturing, warehousing and transportation) and industrial uses are permitted meet the definition of “employment area”.

As such, **the employment land needs for the Municipality have been determined by taking into account the industrial land needs only, as described in the Capacity Study.** Institutional and commercial land needs have been excluded from this exercise for the purpose of the growth management analysis in support of the OP Review. Employment land needs in the Municipality, as per the 2024 PPS definition of “employment areas” is shown in **Table 3-4. It is noted that mining-related employment is excluded from the employment land needs analysis in the Capacity Study in Table 3-4.**

Table 3-4: Employment Land Needs - 2045 (Table B2-5, Capacity Study, 2025)

Employment Land Needs	Existing Industrial Lands – 2024	Baseline Projection (Projected Land Needs / Net Change)	Potential Growth Projection (Projected Land Needs / Net Change)
Industrial	274 gross ha	275.7 gross ha / +1.7 gross ha	399 gross ha / +125 gross ha

In sum, the Municipality will require an additional 1.7 – 125 gross ha of industrial land to meet required needs to 2045 and will consider the Baseline and Growth projections. These lands would be designated and zoned as Industrial in the new OP and ZBL.

3.4 Summary

In summary, the Baseline and Potential Growth Projections by InterGroup Consultants Ltd. represent a potential range of growth for the population, dwelling and employment growth for the Municipality to the year 2045. The Baseline Projection scenario represents the low end of the projection, and the Potential Growth Projection scenario represents the potential upper limit of the projection. The potential range for the projected growth would be approximately 0.35% to 1.37% annually. **The Municipality may expect a demand for residential lands ranging from a total of 544.6 gross ha (an increase of 21.3 gross ha) under the Baseline Projection scenario, to approximately 613.3 gross ha (an increase of 90.1 gross ha) under the Potential Growth Projection scenario. The Municipality may also expect a demand for employment lands ranging an additional 1.7 gross ha of industrial land under the Baseline Projection scenario, to approximately 125 gross ha of industrial land under the Potential Growth Projection scenario, to the year 2045.** Therefore, to accommodate the future residential and employment needs in both projection scenarios, development at higher densities and a higher intensification target would be needed to reduce the vacant land needs. Additionally, there may be a need to expand the Settlement Area boundary and redesignate lands to accommodate additional residential uses and redesignate lands as Industrial for employment uses.

In conclusion, the total available vacant lands are insufficient to accommodate the projected residential and employment growth to the year 2045 in both the Baseline and Potential Growth Projection scenarios. There may be a need for the Municipality to expand the Settlement Area boundary if the projected residential and employment growth cannot be accommodated by redesignating lands within the existing Settlement Area for residential and industrial (employment) uses, increasing residential density targets and the intensification target, or a combination of thereof.

4 Regulatory Planning Framework

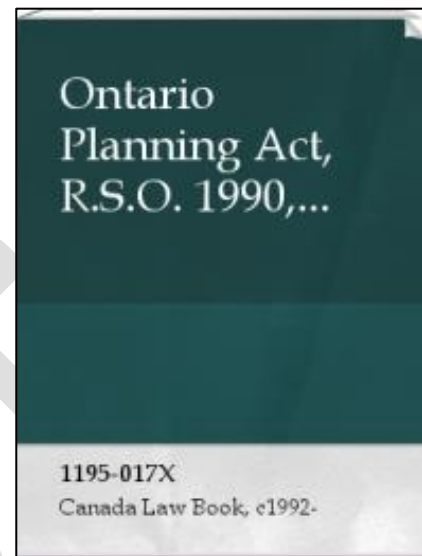
Planning at the municipal level is undertaken within a framework established by the Province of Ontario, specifically the Planning Act and the Provincial Planning Statement, 2024. The Municipality of Red Lake OP enables a number of planning tools to be used to implement the policies of the Plan, including, but not limited to, the Zoning By-law, Community Improvement Plans, and Site Plan Control.

Local land use policies are required to be consistent with the policies of the PPS and must reflect current provincial legislation. Therefore, it is the intent that the OP Review set out the appropriate framework for land use planning in the Municipality.

4.1 Planning Act

The Planning Act, R.S.O. 1990, as amended, is the primary legislation governing land use planning in Ontario. It outlines matters of provincial interest and enables the Province to issue Policy Statements to provide direction to municipalities on these matters.

The Planning Act enables municipal Councils to pass tools to plan and regulate the use of land and the location of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including the Municipality of Red Lake, are required to prepare and adopt Official Plans in accordance with the Act. Official Plans contain a vision, objectives, and policies to guide decision making on land use planning matters. Municipal decisions, by-laws and public works are required to conform to the policies of the Official Plan (Section 24(1)).



The 20 matters of provincial interest that municipal councils “shall have regard to” when carrying out their responsibilities under the Act, including the preparation and adoption of an official plan, are as follows:

- a) the protection of ecological systems, including natural areas, features and functions;
- b) the protection of agricultural resources of the Province;
- c) the conservation and management of natural resources and the mineral resource base;
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- e) the supply, efficient use and conservation of energy and water;
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) the minimization of waste;
- h) the orderly development of safe and healthy communities;
 - h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- j) the adequate provision of a full range of housing, including affordable housing;
- k) the adequate provision of employment opportunities;

- l) the protection of the financial and economic well-being of the Province and its municipalities;
- m) the co-ordination of planning activities of public bodies;
- n) the resolution of planning conflicts involving public and private conflicts;
- o) the protection of public health and safety;
- p) the appropriate location of growth and development;
- q) the promotion of development that is designed to be sustainable, to support public transit and to be pedestrian-oriented; and
- r) the promotion of built form that,
 - (i) is well designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

The matters of provincial interest are presented in no particular order, and, depending on the context, are not intended to indicate that provincial interests have varying levels of importance.

4.2 Provincial Planning Statement, 2024



The Provincial Planning Statement, 2024 ("2024 PPS") came into effect on October 20, 2024, and replaced the Provincial Policy Statement, 2020. The new PPS provides a streamlined province-wide land use planning policy framework that enables more housing to be built faster in a way that protects the environment, public health and safety and manages natural resources. All land use planning decisions in the Province of Ontario shall be consistent with the policies of the PPS.

Chapter 1: Introduction includes a Vision for Ontario's land use planning system that identifies that land use must be managed to accommodate appropriate development to meet the full range for current and future needs.

It is intended that Ontario will increase the supply and mix of housing options and address the full range of housing affordability needs. Ontario communities will build homes that respond to changing market needs, and local needs and demand, as well as providing a sufficient supply with the necessary range and mix of housing options will support a

diverse and growing population and workforce for now and in the future. Growth and development will continue to be focused in urban and rural settlements.

A summary of the policy sections and policies related to the Municipality's future Official Plan land use policies is provided below.

Growth and Housing

- Planning authorities shall be required to base population and employment growth forecasts on Ontario Population Projections published by the Minister of Finance, which may be modified, as appropriate (Policy 2.1.1).
- Planning authorities are required to provide adequate land for a time horizon of at least 20 years, but not more than 30 years, rather than the required 25-year horizon in the 2020 PPS. Planning for infrastructure, public service facilities, strategic growth areas, and employment areas may extend beyond this time horizon (Policy 2.1.3).
- Planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans (Policy 2.1.4).
- Planning authorities are encouraged to permit and facilitate a range of housing options, including new development, as well as residential intensification, to respond to current and future needs (Policies 2.2.1(a) and 2.2.1(b)).
- Planning authorities are required to establish and implement minimum targets for housing that is "affordable to low and moderate households" (Policy 2.2.1(a)).
- A new definition for "affordable" is included:
 - a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
 - b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or

2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

- A new definition for “low- and moderate-income households” is included:
 - a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
 - b) in the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Employment

- A new definition for “employment areas” is included in the 2024 PPS:

“means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. **Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above**”.

Sewage, Water, and Stormwater

- In planning for sewage and water services, there should be consideration for accommodating forecasted growth that is efficient and optimizes existing municipal sewage and water services and private communal sewage and water services (Policy 3.6.1(a)). Planning authorities are also required to ensure these systems can be sustained by existing water services, are feasible and financially viable, and protects human health, safety, and the natural environment, and aligns with comprehensive municipal planning for these services, where applicable (Policy 3.6.1(b)).
- Planning for stormwater management shall integrate with planning for sewage and water services, ensuring systems are optimized, retrofitted as appropriate, feasible and financially viable over the long term. Stormwater management planning efforts should minimize erosion, contaminant loads, and changes in water balance, mitigate risks to human health, safety, property and environment, expand and preserve vegetative and pervious surfaces, and promote stormwater management best practices and low impact development” (Policy 3.6.8).

Transportation

- Land use patterns within settlement areas should be based on densities and a mix of land uses, which support active transportation (Policy 2.3.2(c)).

- Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation (Section 3.1.4).
- Transportation systems should be provided, which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low-emission vehicles (Policy 3.2.1).

Implementation

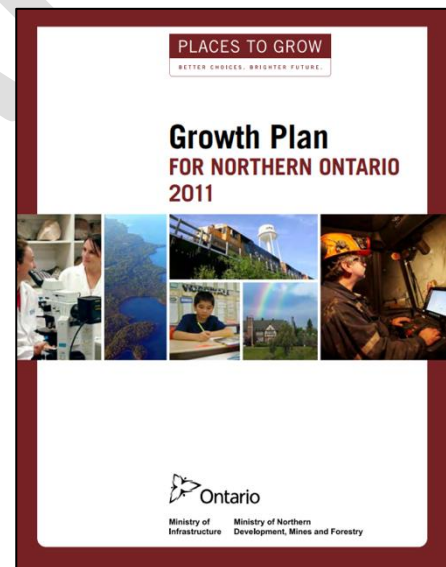
- “Designated and available,” is defined as “lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.”
- A Consistency Review examining the current Municipality of Red Lake’s Official Plan against the policies of the 2024 PPS is included in **Appendix A** and identifies where policy additions or updates to the OP are required.

4.3 Growth Plan for Northern Ontario, 2011

The Growth Plan for Northern Ontario is a 25-year plan that came into effect in 2011. This Growth Plan was prepared under Ontario’s Places to Grow Act (2005), which provides that the Province may identify and designate areas for which strategic growth plans can be developed. The Growth Plan focuses on attracting and sustaining growth in northern communities and 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) key policy areas which contribute to the region’s long-term sustainability and prosperity: Economy; People; Communities; Aboriginal Peoples; Infrastructure; and Environment. The Growth Plan is focused on the following six (6) key guiding principles:

1. Creating a highly productive region, with a diverse, globally competitive economy that offers a range of career opportunities for all residents.
2. Developing a highly educated and skilled workforce to support an evolving knowledge-based economy and excellence in the trades.
3. Partnering with Aboriginal peoples to increase educational and employment opportunities.



4. Delivering a complete network of transportation, energy, communications, social and learning infrastructure to support strong, vibrant communities. **Sections 4.6 and 4.7** in this Report provide an overview of the Draft Transportation Plan for Northern Ontario and Draft Northern Ontario Multi-modal Transportation Plan.
5. Demonstrating leadership in sustainable growth and environmental management.
6. Establishing innovative partnerships to maximize resources and ensure this Plan achieves its ambitious vision and is fiscally sustainable.

Economy

The Plan supports the development of a strong, resilient and more diversified northern economy through policies which are intended to support growth and diversity in the region's traditional resource-based industries, as well as the development of new and emerging economic sectors that have the greatest potential to result in job growth and opportunities in the North. Economic development strategies will focus on existing and emerging priority sectors, including:

- Agriculture, mining and manufacturing;
- Exportable services (higher order education and health care, business services); and
- Tourism services (retail sales, accommodation, food, recreation, entertainment).

People

The Growth Plan identifies people as Northern Ontario's most important resource and focuses on supporting under-represented groups such as youth, displaced workers, Francophones, Indigenous peoples, newcomers and persons with disabilities. The policies of the Plan are intended to create new opportunities for all residents to contribute to their communities, including increased accessibility and relevance of education and training and access to health care services.

Communities

The policies of the Growth Plan support community planning that balances the priorities of human, economic, and environmental health. Official Plans, community economic plans and participating in community planning efforts are identified as effective tools to ensure the future economy and long-term sustainability of communities reflects the views of citizens and businesses. Municipalities are encouraged to align their Official Plans with strategies which focus on achieving the following objectives:

- Economic, social and environmental sustainability;
- Accommodation of the diverse needs of all residents, now and in the future;
- Optimized use of existing infrastructure;
- A high quality of place; and

- A vibrant, welcoming and inclusive community identity that builds on unique local features (Policy 4.2.1).

Indigenous Peoples

The Growth Plan recognizes the unique role of Indigenous peoples in the development of the region, and seeks to involve Indigenous communities and organizations in economic development and to improve the capacity of these communities to participate in economic development planning. The Growth Plan encourages Indigenous participation and knowledge-sharing in existing land use planning and policy processes (Policy 7.5.1).

Infrastructure

The Growth Plan supports efficient and modern infrastructure as being critical to the future of Northern Ontario. The Plan requires that infrastructure planning, land use planning and infrastructure investments are coordinated (Policy 5.2.1), and emphasizes optimizing the transportation system, increasing access to education and training, investing in information and communications technology, maintaining the reliability of energy transmission and distribution systems, and accommodating renewable energy generation. The Plan also requires that infrastructure planning and investments contribute to a culture of conservation by utilizing approaches and technologies that reduce energy and water use, increase efficiencies, and promote intensification and brownfield site redevelopment, whenever feasible (Policy 5.2.4).

Environment

The Growth Plan supports the sustainable development of natural resources with a balanced approach to environment, social and economic health, and recognizes the need for climate change mitigation and adaptation, which is of particular importance to the North. The Plan also reflects the values and benefits that the natural environment in the North provides to people, the Northern economy and the Province. Policies include protecting surface water features and groundwater features (Policy 6.3.2); incorporating climate change mitigation and adaptation considerations (Policy 6.3.3); protecting air quality, water quality and quantity, and natural heritage (Policy 6.3.4); and fostering a culture of conservation and demonstrating environmental leadership through the adopting of sustainability practices (Policy 6.4.1).

4.4 Recent Legislative Changes

The following section discusses recent relevant Provincial legislative changes that may impact changes to the OP and ZBL.

4.4.1 More Homes for Everyone Act, 2022 (Bill 109)

The Province of Ontario's Bill 109 (More Homes for Everyone Act, 2022) received Royal Assent on April 14, 2022, and made various changes to the Development Charges Act, 1997, the New Home Construction Licensing Act, 2017, the Ontario New Home Warranties Plan Act, and the

Planning Act. The intent of this Bill was to expedite the planning process to build new housing by creating more authorities for the Minister, providing new tools for municipalities, and implementing penalties for failure to process applications quickly.

Changes to the Planning Act require municipalities to refund development application fees for Official Plan Amendments, Zoning By-law Amendments and Site Plan Control applications that are not processed within the prescribed timelines. The required refunds increase from 50% to 100% over time, meaning that the longer the municipality takes to provide a decision on these applications, the more it may cost the municipality.

Subsequently, Bill 185 rolled back some of the changes proposed under Bill 109, specifically with respect to the refund of development application fees. Bill 185 is further discussed in **Section 4.4.5** of this Report.

4.4.2 More Homes Built Faster Act, 2022 (Bill 23)

The More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent on November 28, 2022, and enacts legislative changes to the Planning Act, Development Charges Act, Municipal Act, Conservation Authorities Act, Ontario Heritage Act, and the Ontario Land Tribunal Act. Additionally, there are planned changes to O. Reg 232/18 regarding inclusionary zoning, changes to the Ontario Wetland Evaluation System, and to the Ontario Building Code. Bill 23 was introduced as significant legislation pursuant of the current Ontario Government's commitment to cutting red tape, accelerating governmental processes, and target of building at least 1.5 million homes by 2031.

Changes to Permissions for Additional Dwelling Units

Additional dwelling units (also previously referred to as secondary dwelling units, second units, additional residential units) are defined as self-contained residential units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling (e.g., a garage), as illustrated in **Figure 4-1**.

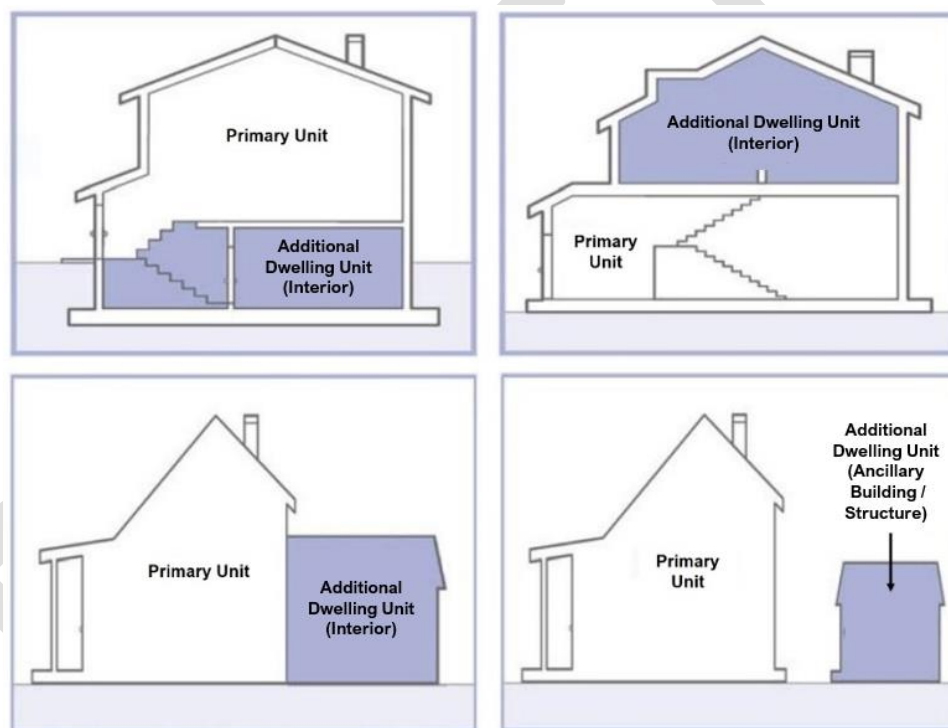
Additional dwelling units must comply with health, safety, and municipal property standards, including but not limited to, the Ontario Building Code, Fire Code, and municipal property standards by-laws. Through changes to the Planning Act over recent years, the Province has encouraged additional dwelling units as a way to increase affordable housing options and housing supply, provide independent living for a family member, and generate income for homeowners, among other potential benefits.

Under Bill 23, changes to Sections 16, 17, 22, 34 and 35 of the Planning Act direct municipalities to implement policies and regulations that permit:

- Up to three (3) residential units within a detached house, semi-detached house, or rowhouse (i.e., townhouse) on a parcel of urban residential land; or

- One (1) residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse (i.e., townhouse) on a parcel of urban residential land, if it contains no more than two (2) residential units.
- The Planning Act defines a “parcel of urban residential land” to mean “a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law [...]”, and that is served by municipal water and sewer services.
- The changes do not permit appeals with regard to OP policies and zoning provisions that authorize additional dwelling units in serviced residential areas.

**Figure 4-1: Examples of additional residential unit locations within a primary dwelling
(Adapted from Ministry of Municipal Affairs and Housing, 2019)**



Section 3.7 Secondary Dwelling Units in the Municipality of Red Lake’s current OP allows the development of one (1) secondary dwelling unit (i.e., additional dwelling unit) in single-detached, semi-detached, and townhouse dwellings in all Residential designations, with the exception of the Recreational Residential designation. Only one (1) secondary dwelling unit is permitted on a lot in accordance with Policy 3.7.2.

Under the Municipality’s ZBL, Section 3.3 Accessory Residential Uses, f. Secondary Dwelling Units contains the following provisions:

- i. A secondary dwelling unit is permitted in single-detached, semi-detached, and townhouse dwelling units, or an accessory building in the R1, R2, and R4 Zones.

- ii. The net floor area of the secondary dwelling unit shall not exceed the lesser of 55 m² in size or 40% of the net floor area of the main dwelling;
- iii. A secondary dwelling unit shall not be permitted on the ground floor or below grade when located in an accessory building;
- iv. A secondary dwelling unit shall not be permitted on a lot that is occupied by a guest cabin, garden suite, bed and breakfast establishment, group home, or boarding house; and
- v. A maximum of one (1) accessory dwelling unit is permitted per lot.

Section 3.3(f.) of the Municipality's ZBL refers to both secondary dwelling units and accessory dwelling units. It is recommended that the terminology be consistent in the OP and ZBL to avoid confusion around interpretation.

Additionally, the Municipality's current OP and ZBL permit one (1) secondary dwelling unit only per lot. Both the OP and ZBL require updates to be consistent with the Planning Act to permit up to three (3) residential units on lots located within the Municipality's townsites (i.e., settlement areas) that are municipally serviced. It should be noted that certain settlement areas may face limitations in their ability to accommodate as-of-right additional residential units due to servicing constraints. This matter will be addressed as part of the Official Plan Review process.

Clarification of Site Plan Control Requirements

The Planning Act currently establishes the right for municipalities to enact a site plan control area. Bill 23 amends the Act to exclude development of up to ten (10) residential units from Site Plan Control. In addition, Site Plan Control may no longer consider the exterior design of buildings, except as it relates to sustainable design, the protection of adjoining lands, and matters of health and safety. **Section 4.4.3** of this Report discusses further amendments related to Site Plan Control enacted through Bill 97.

Heritage Planning

Amendments to the Ontario Heritage Act through Bill 23 established new, mandatory time limits for listed properties on municipal heritage registers. If a listed property is not designated by the municipality within two (2) years of including it on the register, the property will be removed from the register and may not be included again until five (5) years have passed. Further, removal of listed properties from the municipal heritage register no longer requires consultation with the municipal heritage committee. Bill 200, as discussed in **Section 4.4.4** of this Report, further clarified and revised the required timeframe for designation of listed properties that existed on municipal heritage registers as of December 1, 2022.

Additional amendments to the Ontario Heritage Act also revise the prescribed criteria for designation of heritage properties and Heritage Conservation Districts.

The intent of the Bill 23 amendments to the Ontario Heritage Act was to remove barriers to housing construction, while also preserving heritage properties of significant importance to municipalities and their communities.

4.4.3 Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97)

On June 8, 2023, the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97) received Royal Assent. Bill 97 builds on Bill 23, and enacts changes to the Building Code Act, City of Toronto Act, Development Charges Act, Ministry of Municipal Affairs and Housing Act, Municipal Act, Planning Act, and Residential Tenancies Act.

Clarification of Site Plan Control Requirements

Bill 97 amends changes to the Planning Act through Bill 23 to exclude development for residential purposes on a parcel of land from site plan control, if that parcel of land will contain no more than ten (10) residential units, **unless that parcel of land includes any land in a prescribed area.**

Ontario Regulation (O.Reg.) 254/23 identifies the following prescribed areas:

- Any area within 300 metres of a railway line, other than certain exclusion specified in the O.Reg.; and
- Any area that is within 120 metres of a wetland, the shoreline of the Great Lakes-St. Lawrence River System, an inland lake, or a river or stream valley that had depressional features associated with a river or stream, whether or not it contains a watercourse.

Areas of Employment

Changes to the Planning Act include narrowing the definition of “area of employment”. The previous definition under Subsection 1(1) of the Act defined an “area of employment” as lands designated in an official plan for clusters of business and economic uses (including but not limited to) manufacturing uses, warehousing uses, office uses, associated retail uses and ancillary facilities.

With the passing of Bill 97, the definition has been amended to expressly exclude institutional uses and commercial uses, such as retail and office uses unless they are associated with manufacturing and warehousing. These changes are reflected in the 2024 PPS and the definition of “employment area” for the purposes of the PPS policies.

Interim Control By-laws

Additionally, changes to the Planning Act shorten the notice period for municipalities to give notice of the passing of an interim control by-law from 30 days to 20 days. Further, appeals can now be made within 50 days following the passage of the interim control by-law, a reduction from the previous 60-day period.

Parking for Primary and Additional Dwelling Units

Lastly, Bill 23 put in place restrictions on the ability to require more than one (1) parking space where additional dwelling units are permitted as of right. Bill 97 provided clarification that municipal Official Plans and Zoning By-laws cannot require more than one (1) parking space for each residential dwelling unit, with the exception of the primary residential dwelling unit (i.e., more than one (1) parking space can be required for the primary residential dwelling unit).

4.4.4 Homeowner Protection Act, 2024 (Bill 200)

The Homeowner Protection Act, 2024 (Bill 200) received Royal Assent on June 6, 2024. Bill 200 included amendments to various legislation, including the Ontario Heritage Act, Planning Act, New Home Construction Licensing Act, Ontario New Homes Warranties Plan Act, and Personal Property Security Act.

Heritage Planning

Bill 200 made further changes to the Ontario Heritage Act to extend the timeframe for municipalities to review “legacy listed properties”, which include listed properties that were included on a municipal heritage register as of December 31, 2022.

Municipalities now have until January 1, 2027 (previously January 1, 2025 under Bill 23), to issue a Notice of Intention to Designate (NOID) before these properties must be removed from the register. Any properties removed because a NOID was not issued by January 1, 2027, cannot be relisted on the register for a period of five (5) years starting January 1, 2027 (i.e., not until January 1, 2032).

4.4.5 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) received Royal Assent on June 6, 2024. Bill 185 introduced changes to the Planning Act, Development Charges Act, Municipal Act, and the City of Toronto Act. The relevant planning changes are summarized in this section.

Pre-application Consultation

Bill 185 removed the regulations that were introduced through Bill 109 regarding development application fee refunds where a decision was not made by the municipality within a statutory timeframe. Further, Bill 185 has also removed the ability of municipalities to require mandatory pre-consultation prior to submitting a planning application. Proponents may still choose to pre-consult with the municipality, and also may submit a motion to the Ontario Land Tribunal any time after pre-application consultation has occurred or after application fees have been paid to the municipality.

Limited Third-Party Appeal Rights

New limitations were established to further restrict third-party appeals on Official Plan Amendment and Zoning By-law Amendments. Now, post-Bill 185, only applicants, the Minister of

Municipal Affairs and Housing, public bodies, “specified persons”, and/or registered landowners to which the Official Plan or Zoning By-law would apply have third-party appeal rights. The definition of “specified person(s)” in the Planning Act has been expanded. A specified person(s) includes utilities, pipeline and rail operators, and other similar public and private entities. The definition now includes NAV Canada, airport operators, aggregate and environmental compliance permit holders with sites within 300 metres, and the owners of any such sites. As such, groups such as ratepayer organizations and industry groups have had their right to appeal removed.

New Appeal Rights for Applications for Settlement Area Expansions

In the 2024 PPS, Section 2.3.2 provides permissions for expansion of a settlement area boundary at any time. Previously a settlement area expansion could only be considered through a comprehensive review. In anticipation of this change with the new PPS, Bill 185 amended the Planning Act to allow a private applicant to appeal a refusal or non-decision on a private application to expand an existing settlement area boundary.

Subdivision and Site Plan Approval – ‘Use it or Lose it’

Amendments to the Planning Act under Bill 185 also include expansion of the scope of lapsing provisions for Plans of Subdivision and Site Plan Control. The prescribed time period for the lapsing of a Site Plan or Draft Plan of Subdivision is required to be no less than three (3) years, or shall be specified by the approval authority. The intent of this amendment is to speed up building permit approvals for housing and construction following planning approvals.

Public Notice Requirements

To implement the legislative changes under Bill 185, regulatory changes have been made to the Planning Act and Development Charges Act with respect to modernizing public notice requirements. Changes have been made to both Acts to allow municipalities to provide notice regarding various planning applications and processes, as well as changes regarding community benefit charges and parkland, on a municipal website if there is no local print newspaper available.

4.4.6 Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)

The Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17) received Royal Assent on June 5, 2025. The Act aims to speed up the construction of infrastructure and homes with the goal of supporting economic and community growth and keeping workers on the job. It will also accelerate provincial transit and other critical provincial infrastructure projects, while working in close partnership with municipalities to simplify and standardize municipal development approval processes and charges to help increase housing supply in Ontario. This Act amended several key statutes, including the Development Charges Act, 1997, the Building Code Act, 1992, and the Building Transit Faster Act, 2020. The Act’s overarching goal is to streamline land use planning, reduce regulatory barriers, and facilitate faster construction of housing and infrastructure projects.

Limiting Requirements for Complete Applications

The Planning Act currently requires that certain prescribed information and material be provided as part of planning approval applications, including applications for official plan amendments, zoning by-law amendments, site plan approval, draft plan of subdivision approval, and consents.

Bill 17 introduces restrictions that limit a municipality's power in determining what is required for a "complete" development application. Municipalities must obtain written approval from the Minister of Municipal Affairs and Housing before an official plan amendment is undertaken to add to the local municipality's complete application requirements.

Additionally, municipalities must now accept all studies prepared by certified professionals as meeting "complete application" requirements.

Minor Variances

Amendments to Section 34 of the Planning Act under Bill 17 allow as-of-right reductions to minimum setbacks, which will be operative once the Minister of Municipal Affairs and Housing files an enabling regulation. The Minister has proposed a regulation that would permit a landowner to obtain a 10% variance to a minimum setback "as-of-right". However, this regulation has not yet been approved.

Development Charges

Bill 17 amends changes to the Development Charges Act, 1997, which include exempting long-term care homes from development charges, allowing for changes to development charges by-laws without requiring a public amending process, and allowing residential development other than rental housing as a type of development where development charges may be paid at the time of occupancy. Bill 17 also allows the Province to have the authority to define what is a 'local service' to determine which projects are eligible for cost recovery through development charges.

Certain amendments introduced through Bill 17 are not yet in force and are anticipated to come into force on a future date. Amendments not yet in force include the ability to pay development charges for non-rental residential development at the time of occupancy rather than upon building permit issuance, and permitting early payment of development charges.

4.4.7 The Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5)

The Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5) received Royal Assent on June 5, 2025, and introduced wide-ranging reforms to streamline approval processes for infrastructure, housing, and resource projects while maintaining environmental standards, aiming to boost economic growth and job creation. This Act amended the Rebuilding Ontario Place Act, 2023, to provide an exemption from Part II of the Environmental Bill of Rights, 1993, which includes requirements for giving public notice and opportunities for comment, for proposals for provincial permits and approvals related to the Ontario Place redevelopment project.

Environmental Impacts

Bill 5 amends changes to the Endangered Species Act, 2007, including the definition of “habitat”, as well as removes requirements for recovery and management plans. Additionally, Bill 5 repeals the Endangered Species Act, 2007 and enacts the Species Conservation Act, 2025, which is expected to come into effect in early 2026.

Bill 5 also amends changes to the Environmental Assessment Act and Environmental Protection Act and eliminates registration fees for the Environmental Activity and Sector Registry. Changes include adopting a “registration-first” approach to project approvals, allowing proponents to proceed with permits as soon they have registered and met requirements.

Special Economic Zones

Bill 5 enacts the Special Economic Zones Act, 2025, which grants the Lieutenant Governor in Council the authority to designate areas as “special economic zones” (SEZ) and make regulations designating trusted proponents and projects to be exempt from existing provincial Acts and municipal by-laws.

Subsequently, on October 2, 2025, the proposed regulatory framework under the Special Economic Zones Act, 2025 was introduced by the Minister of Economic Development, Job Creation and Trade. Consultation on the proposed regulation is open until November 16, 2025. Draft SEZ criteria regulation is proposed following ongoing consultations with the public and Indigenous communities. Under the draft regulation, projects located within Ontario that are deemed to be economically significant or strategically important to the Ontario economy may be designated as SEZ by the Lieutenant Governor in Council. Other factors for consideration include whether the project will use goods or services from Ontario.

Heritage

Bill 5 amends the Ontario Heritage Act, allowing the Lieutenant Governor in Council to exempt properties from archaeological assessments if advancing specified provincial priorities. Bill 5 increases ministerial power over site inspections, seizure of artifacts, and allows the direct deposit of material into public or Indigenous institutions.

Accelerating Mining Developments

Bill 5 includes a new “One Project, One Process” permitting model that streamlines approval processes for mining developments to one process, by introducing binding service standards for government review times for any designated project to deliver predictability and accountability. The government would continue to fulfill its duty to consult with Indigenous communities throughout this process.

4.4.8 Proposed Protect Ontario by Cutting Red Tape Act, 2025 (Bill 46)

The Protect Ontario by Cutting Red Tape Act, 2025 (Bill 46) was introduced by the Ontario government on June 4, 2025. This Bill, if passed, would amend a number of Acts with the intent of modernizing regulations, reducing administrative burdens, and restoring Ontario's economic viability through accelerating land-use planning and development approvals - while maintaining strong regulatory oversight.

Archaeology Standards and Guidelines

Bill 46 proposes changes to the Standards and Guidelines for Consultant Archaeologists, to streamline reporting requirements for assessments and shorten timelines for assessment reviews, with implementation planned in phases following notification and consultations with Indigenous partners and stakeholders. Additionally, Bill 46 is proposing changes to consider the removal of licence renewals for licensed consultant archaeologists.

Mining and Energy

Bill 46 proposes solutions to allow mine development activities to proceed without delays due to securing land, to ensure mining projects move forward on time and allow critical minerals to reach markets faster. If passed, under Bill 46, the Province will review the current term length of mining leases under the Mining Act and provide recommendations to the government.

Carbon Management and Clean Energy

Bill 46 proposes a carbon management framework that would accelerate the use of new technologies and support the growth of a strong carbon management sector, building on current efforts to enable geologic carbon storage and support the growth of a strong carbon management sector.

Bill 46 is also proposing to explore the feasibility of enabling new municipally administered private financing arrangements for energy efficiency and renewable energy projects for commercial and multi-residential properties in the province.

4.5 Ministry of Agriculture Food and Rural Affairs Guidelines on Permitted Uses in Prime Agricultural Areas (2016)

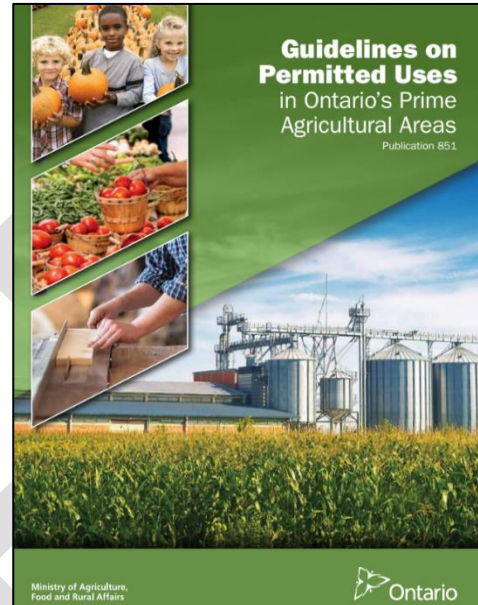
The Ministry of Agriculture Food and Rural Affairs developed the Guidelines on Permitted Uses in Prime Agricultural Areas (Publication 851) in 2016. The Guidelines were developed to help municipalities, decision makers, farmers, and others interpret policies in the PPS on the uses permitted in prime agricultural areas. It comprises the provincial guidance referred to in Policy 4.3.2.1 of the 2024 PPS (although it is noted that the 2024 PPS refers to “provincial guidance” rather than “provincial guidelines”).

The document provides guidance on:

- Agricultural, agriculture-related and on-farm diversified uses described in Section 4.3.2. of the 2024 PPS;
- Removal of land for new and expanding settlement areas (Section 4.3.4) and limited non-agricultural uses in prime agricultural areas (Section 4.3.5); and
- Mitigation of impacts from new or expanding non-agricultural uses (Policy 4.3.5.2).

The document outlines the following principles for permitted uses to allow uses in prime agricultural areas that ensure settlement areas remain the focus of growth and development:

- Agriculture remains the principal use in prime agricultural areas;
- Prime agricultural areas are protected for future generations;
- Land taken out of agricultural production, if any, is minimal;
- Regard is given to the long-term (multi-generational) impact on prime agricultural areas;
- Normal farm practices are able to continue unhindered;
- Agricultural and rural character and heritage are maintained as much as possible;
- Uses are compatible with agricultural uses;
- They make a positive contribution to the agricultural industry, either directly or indirectly; and
- Servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context.



The document also identifies municipal OPs and ZBLs as tools for implementing the PPS policies for permitted uses in prime agricultural areas.

It is noted that the Municipality of Red Lake does not contain any prime agricultural areas within its municipal boundary. However, agricultural activities are permitted throughout the Natural Resources Area designation in the Municipality's current OP and in the Natural Resources Area zone in the current ZBL. The OP and ZBL Review presents an opportunity to align the permitted uses in the OP and ZBL with the definitions of agricultural uses, agriculture-related uses, and on-farm diversified uses in the 2024 PPS. **The following should be considered as part of the OP and ZBL Review:**

Official Plan

- Permit agricultural uses, agriculture-related uses, and on-farm diversified uses in the Rural designation; and
- Include policies for minimum distance separation between agricultural uses and sensitive land uses (e.g., residential uses) in the Rural designation.

Zoning By-law

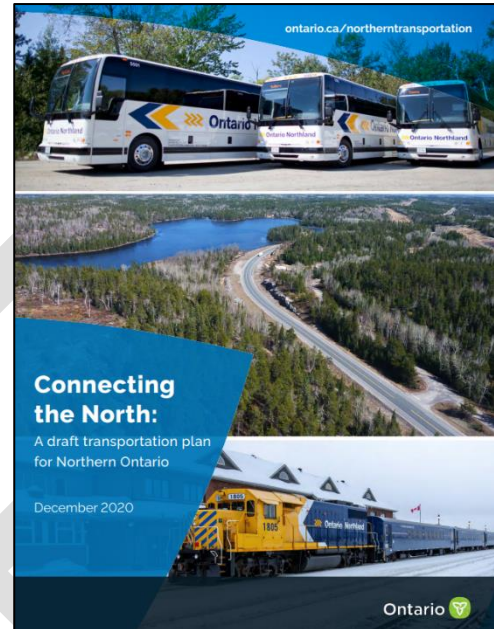
- Provide up-to-date definitions for agricultural uses, agriculture-related uses, and on-farm diversified uses;
- Include general provisions for minimum distance separation between agricultural uses and sensitive land uses; and
- Permit on-farm diversified uses that are clearly compatible and appropriate in the Rural zone. For example, value-retaining uses (e.g., storage, grading, drying), home offices in existing buildings, and small produce stands could be permitted as-of-right.

4.6 Connecting the North: A Draft Transportation Plan for Northern Ontario (December 2020)

“Connecting the North: A Draft Transportation Plan for Northern Ontario” was developed by the Ministry of Transportation and released in 2020. The Draft Northern Ontario Transportation Plan is intended to serve as a guide for building a modern and sustainable transportation system in the North.

The Draft Transportation Plan identifies a vision and 67 actions, which include direction to explore options to invest in municipal airports to support remote and Indigenous communities, and COVID-19 economic recovery supports.

At the time of writing this Background Report, the Transportation Plan is in draft, with no updates from the Province regarding next steps for its further development.



4.7 Draft 2041 Northern Ontario Multimodal Transportation Strategy (July 2017)

In July 2017, Draft 2041 Northern Ontario Multimodal Transportation Strategy was released as Ontario's first pan-Northern strategy that considered the integration of multiple transportation modes including road, rail, air, and marine. The Strategy's initiative remains a signature study of Northern Ontario's transportation system and may be used to inform future work on the northern Ontario transportation system and long-term planning.



The Draft Strategy provides a vision to guide transportation in Ontario to the year 2041, is as follows:

“Northern Ontario's transportation system is responsive to economic, social and environmental needs and change, and is transformative in supporting new economic activity, healthy communities and a cleaner environment.”

To achieve the vision for the Draft Strategy, a well-connected, integrated multimodal transportation

system is required. The system must ensure there is safe and efficient movement of both people and goods. The Draft Strategy provides five (5) interrelated goals, each with detailed directions

that address social, cultural, economic, environmental and technological considerations. The five (5) goals are:

1. **Connected and Prosperous** – Increase and modernize transportation options to support everyday living and economic activity in northern Ontario.
2. **Safe and Reliable** – Enhance traveler safety and system reliability and minimize travel delays and complications.
3. **Address Remote and Far North Challenges** – Work with remote and Far North communities to address unique transportation needs with more reliable connections between communities and to the all-season ground transportation network.
4. **Integrated and Innovative** – Anticipate and respond to economic, technological, environmental and social change to link people, resources and businesses.
5. **Healthy and Sustainable** – Create a cleaner and more sustainable transportation system in northern Ontario by reducing greenhouse gas emissions and other environmental and human health impacts.

The comment period on the Draft Strategy closed in September 2017. As of the time of writing of this Background Report, there have been no updates on the Strategy since 2017.

5 Existing Local Municipal Planning Context

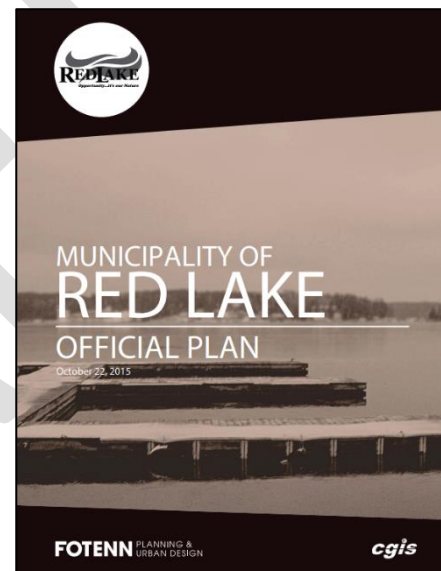
In addition to the OP and ZBL, various documents prepared by and for the Municipality of Red Lake contain recommendations or directions that should be considered in the OP and ZBL Review. These documents provide strategic direction on land use, community development, infrastructure, and environmental management, helping to ensure that future planning decisions align with the Municipality's priorities and provincial policies.

A review of the Municipality's current OP and ZBL is included in this section, as well as an overview of the relevant municipal documents is included in **Section 5.4** of this Report.

5.1 Municipality of Red Lake Official Plan, 2015

The current Municipality of Red Lake Official Plan ("OP") was approved by the Ministry of Municipal Affairs and Housing ("MMAH") with modifications on October 22, 2015. The OP provides a policy framework to guide growth and development, with a focus on the integration of land use, transportation, sustainable development, social, cultural, economic factors, and the natural environment. The OP designates the five (5) townsites (i.e., settlement areas) of Red Lake, Balmertown, Cochenour, Mckenzie Island, and Madsen as the areas intended to accommodate the majority of growth over the planning horizon to 2031.

The OP consists of eight (8) sections covering the introduction, vision, general policies, land use designations, natural and cultural heritage features, servicing, transportation, and the implementation and administration of the Plan. The OP provides for a range of permitted uses within specific land use designations, as illustrated in Schedule A, and Schedules A1 through A4 to the OP. Schedule A delineates the Rural Area and designations therein, and Schedules A1 through A4 illustrate the applicable designations in the Municipality's townsites. Annex A illustrates natural and cultural heritage features. There are two (2) accompanying maps in the OP that are not noted as Schedules or Annexes. The first map illustrates Abandoned Mines Information Systems (AMIS) and Land Tenure in the Municipality (Appendix B); and the second map illustrates the Metallic Mineral Potential Estimation Tool Index (Appendix C).



The current Official Plan contains the following land use designations and policy overlay:

1. Townsite Residential Area;
2. Townsite Employment Area;
3. Highway Commercial Area;
4. Open Space;

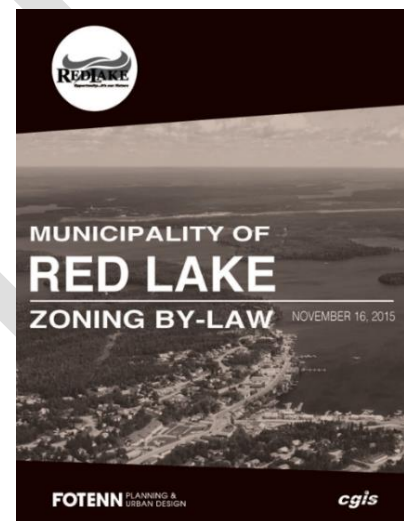
5. Industrial Area;
6. Institutional Area;
7. Rural Residential Area;
8. Rural Commercial Area;
9. Natural Resources Area;
10. Waste Disposal Site;
11. Environmental Protection Area;
12. Hazard Land; and
13. Crown Land Overlay.

The land use designations and associated policies within the OP will be reviewed to determine what may be appropriate to carry forward in the new OP, and what may need to be revised based on changes to the Planning Act, the PPS, 2024, and other updates to legislation.

5.2 Municipality of Red Lake Zoning By-law, November 16, 2016

The current Municipality of Red Lake Zoning By-law, as amended, was adopted by Council on November 16, 2016, and establishes regulations governing land use and development within the Municipality. The Zoning By-law sections include:

- **Section 1 – Administration and Interpretation:** Defines the scope, purpose, and administration of the Zoning By-law, including violations and penalties.
- **Section 2 – Definitions:** Provides definitions for key terms and permitted uses applicable across all Zones.
- **Section 3 – General Provisions:** Outlines regulations that apply to all Zones within the Municipality, ensuring consistency in land use implementation. It addresses various aspects of zoning, including accessory uses, buildings, and structures, as well as parking, loading space standards, and setback provisions. The section also provides guidance on specific matters such as public uses, secondary dwelling units, home based businesses, and storage containers. Additionally, it establishes restrictions on certain uses, including obnoxious uses, street frontage requirements, and special setbacks related to waterbodies, watercourses, hazard lands, and other features.
- **Section 4 – Zones and Zoning Map:** Establishes the zoning classifications within the Municipality, defining distinct land use categories and their intended functions. It sets out the use of Zone symbols, ensuring consistency in Schedules (i.e., maps) and in the By-law document. The section also provides guidance on interpreting Zone boundaries, accounting for streets, lot lines, and waterbodies and watercourses to clarify zoning applicability.



- **Sections 5 to 23:** Establish the regulations that apply to specific Zones. Each Zone has its own Section, with specific regulations that establish performance standards (e.g., building and lot requirements, including minimum yard dimensions and setbacks, maximum building heights, maximum lot occupancy). Zones include: Townsite Residential Density 1, Townsite Residential Density 2, Mobile Home Residential, Rural Residential, Recreational Residential, Townsite Commercial, Local Commercial, Highway Commercial, Tourist Commercial, Light Industrial, General Industrial, Heavy Industrial, Extractive Industrial, Mineral Mining, Open Space, Institutional, Natural Resources, Hazard Land, and Environmental Protection. Site specific exceptions and their associated provisions are included in their relevant Zone category.
- Schedules A, A1, A2, A3, A4 – Zoning Maps: Serve as the Zoning Maps for the Municipality of Red Lake, illustrating all applicable Zones.

Table 5-1 presents the existing 19 operative Zones, which WSP has organized into five (5) Zone categories for the purpose of this Background Report.

Table 5-1: Summary of Existing Zone Categories and Corresponding Zones

Residential		Commercial	
• Townsite Residential Density 1 Zone (R1) • Townsite Residential Density 2 Zone (R2) • Mobile Home Residential Zone (R3)		• Townsite Commercial Zone (C1) • Local Commercial Zone (C2) • Highway Commercial Zone (C3) • Tourist Commercial Zone (C4)	
Industrial	Rural	Other	
• Light Industrial Zone (M1) • General Industrial Zone (M2) • Heavy Industrial Zone (M3) • Extractive Industrial Zone (MX) • Mineral Mining Zone (MM)	• Rural Residential Zone (R4) • Recreational Residential Zone (R5) • Natural Resources Zone (NR)	• Open Space Zone (OS) • Institutional Zone (I) • Environmental Protection Zone (EP)	

The Municipality's Zoning By-law will be reviewed to determine which Zones and provisions should be carried forward in the new ZBL, and what may need to be revised based on recent legislative changes and to ensure conformity with the new Municipality of Red Lake OP.

5.3 Review of Relevant Municipal Plans and Studies

This section summarizes the following key municipal plans and studies that inform Red Lake's planning framework, outlining their relevance to the Municipality's long-term planning and identifying high-level considerations for policy updates:

- Municipality of Red Lake Strategic Plan 2024-2027;
- Accessibility Plan 2021-2026;
- Age Friendly Community Strategic and Action Plan (March 2024);
- Asset Management Plan 2022;
- Business Gap Analysis 2025;
- Community Capacity Study (October 16, 2025);
- Community Improvement Plan (2017); and
- Community Safety & Well-Being Plan (November 30, 2020).

Table 5-2 includes the review of the above-noted municipal plans and studies.

Table 5-2: Planning Review Table – Municipality of Red Lake Plans and Studies

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
1. Municipality of Red Lake Strategic Plan 2024-2027		
The Municipality of Red Lake's Strategic Plan builds on and replaces the Municipality of Red Lake Sustainable Community Plan (2011), to set the long-term vision for the community. While the Sustainable Plan reflects roles across governments and partners, the Strategic Plan focuses on the Municipality's own mandate, defining strategies to support a sustainable environment for residents and businesses. It serves as the foundation for operational, departmental, and staff plans, and was developed collaboratively by Council, senior administration, staff, and citizens, with input grounded in data. Recognizing Red Lake's unique local context, the plan provides a four-year roadmap that is both practical and adaptable, reviewed regularly to respond to changing conditions. The update to Red Lake's Strategic Plan began in April 2023 with Council and staff discussions, followed by a community survey in October. Engagement confirmed that the 2020–2023 strategic direction remains relevant, with strategies updated to reflect current conditions and progress.	An environmental scan was prepared in the Strategic Plan to support planning discussions and includes a review of current economic and social conditions, community priorities and external influences. Priority issues from the environmental scan were identified: - Red Lake is experiencing a declining population, which include a diminishing workforce; - A need for appropriate housing and transportation options, and additional health and social supports; - Red Lake's economy relies primarily on the gold mining industry, which has and will continue to experience highs and lows as the price of gold fluctuate;	Top priorities include improving access to health and social services through advocacy and doctor recruitment, expanding the housing supply by servicing land and attracting developers, and supporting economic growth by creating a business-friendly environment and attracting new industries. The three (3) key projects identified are the Regional Events, Arts & Cultural Hub (R.E.A.C.H) facility, a new landfill, and a local transportation program, demonstrating a shared focus on investments that improve quality of life in Red Lake. The document outlines seven (7) distinct strategies: 1. Prepare for the Road South 2. Expand Government Investment 3. Stimulate Economic Development 4. Community Revitalization 5. Targeted Investment in Infrastructure 6. Efficient Client, Centred Services

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
	- There is a declining retail and commercial area; and, - The Municipality of Red Lake is made up of five dispersed communities, each developed around a former mine site, requiring duplicated infrastructure for services like water and sewer.	7. Expand Municipal Revenue
2. Accessibility Plan 2021-2026		
The Multi-Year Accessibility Plan outlines the steps already taken and the actions ahead to ensure people with disabilities, including residents, visitors, and staff, can fully access and benefit from Municipal services and facilities as set out by the Accessibility for Ontarians with Disabilities Act (AODA). The Municipality of Red Lake is committed to continually improving access to its facilities and services by identifying, removing, and preventing barriers. Accessibility means providing flexible services that meet diverse needs and place user experience at the forefront.	These policies demonstrate the Municipality's commitment to inclusion and understanding and meeting the needs of all those we serve, in a way that is free from discrimination, protects the dignity and independence of all people, and provides equal opportunity and integrated services for people with disabilities.	The Plan sets out planning principles to ensure they continue to implement the Accessibility Plan and meet AODA standards. The principles relevant to planning include: • The Municipality of Red Lake and the public will participate in implementation of the Accessibility Plan. • Actions to improve accessibility will take into consideration the principles of universal design, which allow for the design of productions and environments that will be useable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
The Municipality of Red Lake adopted an Accessible Customer Service Policy, and Integrated Accessibility Policy.		The Municipality of Red Lake is committed to identifying, removing, and preventing barriers in accessibility in all Municipal public spaces and all built environments – which can be implemented through the OP.
3. Age Friendly Community Strategic and Action Plan (March 2024)		
In April 2023, the Municipality received grant to develop the Red Lake Age-Friendly Strategic and Action Plan. The plan was guided by the Ontario Age-Friendly Step-by-Step Planning Guide and aimed to keep older adults active and connected, reduce social isolation, and improve access to health information and supports. An Age-Friendly Advisory Committee was established with 20 members representing service providers, older adults, and key stakeholders. The program was launched at a community event in May 2023 with strong attendance and support. Community consultations highlighted key issues facing seniors, including limited access to information and transportation, high living costs, social isolation, housing gaps, technology barriers, and fraud.	By addressing the needs of an aging population, strategic objectives provide a framework for integrating age-friendly initiatives into municipal services and infrastructure. The plan serves as a policy tool for advocating for provincial and federal support, aligning with the Municipality's goals to expand government investment and enhance relationships with higher levels of government.	The plan identifies critical issues such as limited transportation options, high living costs, social isolation, and housing shortages for seniors. Addressing these challenges in the OP essential for sustainable community development, influencing long-term infrastructure projects and resource allocation.
4. Asset Management Plan (2022)		
The Municipality of Red Lake's Asset Management Plan provides a snapshot of core municipal assets, including water and wastewater infrastructure, stormwater systems, bridges, culverts, and roads.	The purpose of the Municipality's 2022 Asset Management Plan is to outline the lifecycle for core infrastructure to minimize risk to	The plan helps to direct municipal resources to assets in a strategic manner to ensure that assets with the most need are prioritized for funding. As a result, the Asset Management

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
The Plan covers inventory, condition, lifecycle activities, and 10-year costs. The plan establishes service level benchmarks across to guide performance and lifecycle management. Strategies include integrating road and water/wastewater renewals, aggressive preventative maintenance, pipe lining, low-pressure sewer systems, and insulation/heat trace measures to minimize costs. As per the Asset Management Plan (2022), the infrastructure is generally rated in fair condition.	the Municipality and users of the infrastructure. The total replacement value of all core assets is estimated at \$333.7 million. Meeting service levels over the next 10 years requires nearly \$80 million in capital investment and approximately \$282,000 annually in operating costs, leaving a projected capital funding gap of \$6.8 million per year. To address this, the Municipality looks to apply a risk-based approach, prioritizing investments based on both asset condition and potential impact on residents. The plan will be expanded to include all municipal assets by July 1, 2024.	Plan provides cost figures for where infrastructure improvements are needed. The Asset Management Plan notes the age of the infrastructure, as well as the most up-to-date information on where sufficient capacity exists/does not exist. This helps guide the growth and development in the Municipality. Sewers, roads and wastewater facilities have all been rated with an average rating of 'fair' which indicates that "some elements exhibit significant deficiencies. Asset requires attention". As a result, growth areas will need to be determined based on the average health and/or planned improvements of the existing infrastructure.

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
5. Business Gap Analysis (2025)		
The Business Gap Analysis (2025) (“BGA”) assessed demographics, current business supply, and future retail demand. The Municipality of Red Lake serves as a retail and service hub for over 13,800 people across the Municipality, nearby First Nations, and surrounding areas. Its economy is historically resource-based but upcoming developments, including mining expansions and regional infrastructure projects, are expected to drive population, labour, and economic growth through 2037. The population growth is projected to increase the Municipality’s population to 5,680 by 2037, with a growing senior population, highlighting the need for expanded support and age-friendly services. The Business Gap Analysis found that retail-commercial expenditures are forecasted to rise from \$120 million in 2024 to \$253 million in 2037, creating demand for accommodations, food services, retail goods, recreation, and contractor services. Current supply gaps, coupled with labour shortages and limited service variety, could constrain growth if not addressed.	The BGA was undertaken to inform strategies for business development and investment attraction in response to anticipated population growth associated with mining, road development, and broader regional changes. The assessment was guided by an analysis of local and regional demographic trends, retail-commercial supply and demand, and community input gathered through a business survey, stakeholder interviews, and public engagement. Through this analysis, the BGA compiles a list of priorities, recommendations, and actions intended to inform future policy documents regarding the long-term vision and planning for the Municipality, and identifies potential gaps that could affect its development.	To meet anticipated demand and strengthen Red Lake’s role as a retail and service hub, Section 5 – Recommendations and Priority of the BGA provides various detailed recommendations and actions based on the findings of the report. The recommendations have been summarized on a high-level below: • High-priority (next 5 years): expand accommodations and food services, attract furniture, home appliance, and clothing retailers, support foreign worker attraction, and address skilled trades gaps. • Medium-term (6–10 years): improve labour mobility from northern First Nations, deepen regional partnerships, and update tourism marketing. • Long-term (10+ years): enhance senior services and community beautification initiatives. These recommendations provide a roadmap to guide sustainable economic growth, improve service offerings, and build a resilient, inclusive local economy and should be integrated into the Policy Updates.
6. Community Capacity Study (2025)		

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
The Community Capacity Study (“CCS”) was commissioned by the Municipality of Red Lake and Chukuni Communities Development Corporation to evaluate whether the Municipality is prepared to accommodate projected population and economic growth. This includes evaluating the capacity and condition of infrastructure and services such as land-based needs, water and wastewater systems, housing, municipal services, among others. With several major mining and infrastructure projects underway the Municipality is expected to experience increasing demand for housing, services, and infrastructure. As of 2024, most housing in Red Lake is single-detached dwellings with limited rental or medium-density options, creating challenges for seniors, temporary workers, and young families. Labour shortages exist in healthcare, education, retail, and trades, while the senior and Indigenous populations are growing. Municipal infrastructure is generally in good condition, but upgrades to water and wastewater systems, as well as expanded serviced land, childcare, seniors’ housing, and health services, will be needed to support projected growth. Baseline population projections indicate that the Municipality could reach approximately 5,860	The CCS is comprised of a situational analysis that provides a clear picture of Red Lake’s current conditions. Drawing on planning documents, service inventories, land needs, and stakeholder input, the CCS analysis identifies the Municipality’s capacity and constraints to better inform long-term decisions. Building on this foundation, the study outlines the infrastructure, facilities, and services needed to support projected growth, establishing baseline service levels, highlighting gaps, and identifying land development options. This process results in a prioritized list of projects and strategies to guide investment. Together, these findings provide the basis for recommendations to help the Municipality manage growth and direct future infrastructure and service planning.	Population projections were completed for the Municipality of Red Lake for a 20 year period from 2025-2045. InterGroup reviewed existing population projections for the Province of Ontario, northwest Ontario, and other communities within northern Ontario to understand comparable assumptions. A total of 974 people are expected to migrate to the Municipality over the projection period. Most of this migration is anticipated between 2025 to 2030, as major projects begin operations in the area. However, up to 25% of the new residents will leave once the projects are completed. As a result of these projections, this growth also requires sufficient serviced housing as well as infrastructure and service capacity to support the current population and new growth. To reach the projected land-based demand by 2037, the Municipality will need to see population, household, and employment growth beyond the Baseline Projection. Reaching these targets will require the development of serviced land parcels, along with new homes,

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
residents by 2037, requiring around 320 hectares of developed land for residential and industrial uses. The CCS provides recommendations, prioritized by timeframe and financial considerations, across municipal services, land development, and water and wastewater infrastructure to guide Red Lake toward long-term community readiness and sustainable growth.		commercial buildings, and community infrastructure. Short-term priorities to be considered when developing policies focus on expanding serviced land, diversifying housing, supporting workforce needs, enabling business growth, and upgrading critical infrastructure and fire protection. Medium-term actions emphasize strengthening healthcare, education, and wellness services, improving regional connectivity, planning for seniors' needs, enhancing the public realm, and preparing for future infrastructure expansion in Madsen. Similarly to the BGA, the detailed table of recommendations are organized by timeframe, financial consideration and level of effort and are found within Section 4 – Recommendations of the document.
7. Community Improvement Plan (2017)		
Through the Municipality of Red Lake's planning initiatives, common priorities have emerged from the community, including: supporting business development, revitalizing the downtown and waterfront, encouraging infill and adaptive reuse,	In accordance with the Planning Act, the Red Lake CIP designates certain areas of the Municipality as Community Improvement Project Areas. The	When considered from a policy update perspective, the CIP outlines a set of tools and programs that can help guide both municipal action and private investment through its implementation and reporting.

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
diversifying housing, and enhancing overall quality of life. The objectives of the CIP are as follows: 1. Renew and restore private buildings and properties 2. Invest in public property, streetscapes, and infrastructure 3. Expand local business activity 4. Attract new investment, partnerships, and funding 5. Increase the non-residential municipal tax base 6. Promote Red Lake's heritage and character 7. Reduce vacant commercial buildings and properties 8. Increase the availability of affordable housing options	Municipality's Primary CIPAs include the downtown or core business areas of Red Lake and Balmertown. As primary CIPAs, Red Lake and Balmertown will be prioritized in terms of the implementation of Municipal Programs and the availability of Financial Incentives. The Municipality's Secondary CIPAs include the remaining serviced communities of Madsen, Cochenour, and McKenzie Island. As Secondary CIPAs, Madsen, Cochenour, and McKenzie Island will not be prioritized in terms of the availability of Municipal Programs or Financial Incentives until significant improvements have been realized in the Primary CIPAs.	The programs listed below are initiatives which may be prioritized in the CIPA's and may be implemented in the OP. These initiatives fall into three main categories: Municipal Programs (Section 5): These are proactive, municipality-led initiatives that focus on public realm improvements, partnerships, and organizational supports, such as: • Downtown Streetscape Improvements • Lobbying for Partnerships • Establishment of a Business Improvement Area • Signage and Marketing Initiative • Red Lake Parking Improvements • Heritage Planning and Funding Financial Incentive Programs (Section 6): These tools are designed to directly support private sector investment and redevelopment, subject to meeting the eligibility criteria in Section 6.2. They include: • Design and Study Grant • Planning Application and Building Permit Fee Grant

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
		• Façade, Signage, and Landscape Improvement Grant • Parking Optimization Grant • Building and Accessibility Improvement Grant • Commercial and Rental Housing Conversion and Expansion Grant • Tax Increment Equivalent Grant (TIEG) • Brownfield Financial Tax Incentive Program Design Guidelines (Section 7): These provide the policy framework for shaping the look and feel of development and improvements in the community. They are intended to guide architectural, landscape, and urban design improvements to enhance the character and quality of the built environment within CIP areas. Through the Official Plan, these initiatives can be embedded as clear municipal priorities, ensuring revitalization, investment, housing, and heritage are formally supported and implemented in a coordinated way.
8. Community Safety & Well-Being Plan (November 20, 2020)		
The Police Services Act requires municipalities to adopt a Community Safety and Well-Being (CSWB)	Key performance indicators have been developed to measure	While all performance indicators should inform overarching planning objectives to

Summary of Plan / Study	Relevance to Long-Term Planning in the OP	Considerations for OP Policy Updates
Plan. Red Lake and Ear Falls collaborated with a multi-sectoral advisory committee of local agencies to develop a joint CSWB Plan, balancing shared regional opportunities with the unique needs of each community. The CSWB Plan enables a proactive and integrated approach to safety and well-being.	progress toward the CSWB Plan goals and intended outcomes of each area of focus in the plan. The goals of this document is to “provide leadership, engagement and collaboration, enabling proactive, supportive investments in people that support long-term community safety and well-being and reduce reliance on emergency services”.	ensure that Red Lake develops as a safe, supportive, and inclusive community, housing stands out as a particularly critical indicator. The Plan has outlined a need to prioritize housing options and diversity to accommodate the Municipality’s growth and also accommodate the portion of the Municipality that is aging. This includes a diversity in housing type and tenancy, including assisted living and other age-friendly solutions. By focusing on policies which promote both targeted senior housing and the overall availability and variety of housing options, the Municipality can address current and future demographic challenges, support population retention, and promote long-term community well-being.

5.4 Local Policy and Zoning Issues

The following section discusses key policy and zoning issues that have been identified, based on this background review, the One-Window Pre-consultation meeting held with the Ontario Partner Ministries at the outset of the project, and initial feedback from Municipal staff. These issues, and others that may be identified over the course of the OP and ZBL Review process, including through community engagement, will need to be addressed in preparing the new OP and ZBL.

5.4.1 One-Window Ministry Pre-consultation

A One-Window Pre-consultation meeting was held with the Ontario Partner Ministries on October 14, 2025. As of the issue date of this report, a detailed package with Ontario Partner Ministries comments has not been received. Once detailed comments from the Ministries are received, any required changes will be presented as recommendations in that report.

5.4.2 Key Zoning Issues

Municipal staff have identified review of the following zoning issues to be considered through the ZBL Review, which may result in changes to the existing ZBL provisions:

- **Zoning Flexibility & Housing Diversity** – Update zoning to support flexible zoning to address a range of housing options, update accessory residential use regulations, and create distinct zone regulations for home occupations and home industries.
- **Environmental Considerations** - Review and update lake-specific policies and Landfill Impact Area policies. Review and assess the existing permitted uses (i.e. boathouse and docks) within the shoreline setback. Review and update in-water regulations and zoning to reflect the Glaspell Decision and amendments to the Public Lands Act.
- **Modernize** - Update existing definitions to reflect contemporary terminology, including definitions/regulations to address storage containers and short-term accommodation.
- **Economic Development** - Identification and review of local issues such as economic development opportunities.
- **Zone Review Consolidation** - Review of existing Zones, including an assessment of the Hazard Land (HL) Zone, and consolidation and updates to zoning schedules.

5.4.3 Minor Variance Trends

Minor Variances are granted by the Municipality's Committee of Adjustment to provide relief from regulations of the Zoning By-Law, an application meets the four tests for a minor variance under the Planning Act. Typically, minor variances allow for minor deviations from standards, such as lot dimensions, building setbacks, parking requirements, or building height requirements. Examining trends in minor variance applications and approvals over time can help inform which specific

provisions may need to be examined through the ZBL Review. At the time of this Report, Municipal staff have identified the following trends in minor variance requests:

- **Setbacks** - To reduce the interior/side, rear and/or front yard setback of a building or structure from a lot line or from water.
- **Building Height** – To increase the height of buildings, accessory buildings and garages.
- **Garage Placement** – To reduce setbacks of a garage from front lot lines, or street. Permit garages to be closer to front lot lines than the dwelling.
- **Lot Coverage and Density** – Reduce the permitted maximum lot area per unit, increase the number of units in a dwelling and for accessory buildings

The provisions related to these minor variance applications, and others, will be examined in further detail as part of the Official Plan Policy Directions and Preliminary Zoning Recommendations Report, to determine any potentially appropriate modifications to the zoning provisions.

6 Conclusion

This Background Report is intended to provide background information to guide the review of the Municipality of Red Lake Official Plan and Zoning By-law. The recommendations of the numerous completed municipal studies that have been identified in this Report will be considered in the development of Official Plan policies, as appropriate. New and updated Official Plan policies will be implemented through the Zoning By-law Review. In addition, other key provincial legislation and policy direction, including the Provincial Planning Statement, 2024, will need to be reflected in the policies of the new Official Plan.

Immediate next steps include presentation of this Draft Background Report at an in-person Public Open House in Red Lake in November 2025. Following the Public Open House, this document will be finalized.

A Draft Policy Directions and Recommendations Report, which will contain specific recommendations for policy updates to the Official Plan, will be prepared in late Fall 2025. The recommendations will be presented at a Virtual Special Meeting of Council, in accordance with Section 26 of the Planning Act, to seek Council direction to proceed with preparation of the Draft Official Plan.

Appendix A

Provincial Planning Statement, 2024 Review Table

Appendix A – Provincial Planning Statement, 2024 Review Table

The Provincial Planning Statement, 2024 (2024 PPS) replaced the Provincial Policy Statement, 2020, and came into effect on October 20, 2024. It is our understanding the existing Municipality of Red Lake (OP) was prepared to be consistent with the Provincial Policy Statement, 2005, and was approved by the Ministry of Municipal Affairs and Housing in 2015.

The following table summarizes new and/or revised 2024 PPS policies that are relevant to the Municipality, and identifies applicable sections of the Municipality's in-effect OP.

The **bold** text in the '2024 PPS Section and Policy' column indicates significant new policy updates, as per the 2024 PPS.

The 'Issues to be Addressed' column identifies 2024 PPS policy issues to be addressed through the Municipality's Official Plan Review. Text identified in **blue** are proposed policy issues to be addressed through the Official Plan Review.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
Chapter 2: Building Homes, Sustaining Strong and Competitive Communities		
2.1 Planning for People and Homes		
2.1.3 At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years , informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.	Section 1.1 – Purpose of the Official Plan Section 1.3.1 – The Challenge Ahead	Update policy language, including Section 1.1 to reflect a planning horizon of up to 20 years to the year 2045, as opposed to 18 years as established in the current OP. Include OP policies related to making sufficient land available within the municipality to accommodate a range and mix of land uses to meet the Municipality's needs for growth over the next 20 years, to the year 2045.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.		
2.1.4 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.	Section 1.3. – Basis of the Plan Section 3.1 – Settlement Areas Section 4.1 – Townsite Residential Area	Update policies, including those in Section 3.1, or consider adding a new section that addresses housing supply, that requires the Municipality to maintain the ability to accommodate residential growth for at least 15 years, and lands with sufficient servicing capacity to accommodate a three-year supply of residential units through suitably zoned lands or in-draft approved registered plans.
2.1.6 Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service	Section 2 – Municipal Vision Section 3.2 – Affordable Housing Section 3.7 – Secondary Dwelling Units	Update policies pertaining to the achievement of complete communities. Consider including OP goals and objectives that directly speak to the creation of complete communities in the Municipality.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.		Update term to “additional dwelling units” per Planning Act changes. Update OP goals that include accessibility considerations with respect to new development. Update land use policies pursuant of supporting accessibility improvements for people of all ages and abilities. Review OP policies and goals/objectives with the lens of improving social equity and overall quality of life for people of all ages, abilities and incomes, including equity deserving groups.
2.2 Housing		
2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs; b) permitting and facilitating:	Section 2 – Municipal Vision Section 3.1 – Settlement Areas Section 3.2 – Affordable Housing Section 3.7 – Secondary Dwelling Units Section 4.1 – Townsite Residential Area Section 7.4 – Trail Pathway System	Consider including policies in Section 3.1 that facilitate residential intensification on underutilized lands within the Settlement Areas of Red Lake. Consider updating Section 3.2 Affordable Housing in the OP to include new minimum affordable housing targets in consultation with local Service Managers, as appropriate. Update policies in Section 3.2, that address collaboration and planning for housing with local partners and Service Managers, such as the Kenora District Services Board – Red Lake Office.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.		Include policies that support densities for new housing, which consider increased usage of active transportation options in the Town.
2.3 Settlement Areas and Settlement Area Boundary Expansions		
2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:	Section 3.1 – Settlement Areas	Section 3.1 establishes the five (5) existing townsites (i.e., Settlement Areas) in the

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.		Municipality and identifies opportunities for residential infill within these areas. Update Section 3.1 to further support the optimization of existing and planned infrastructure.
2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities. 2.3.1.4 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. 2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions [...]	Section 3.1 – Settlement Areas	Consider including minimum density targets for intensification and redevelopment. Maximum density targets are established only for mobile home park uses. It is noted that the existing OP restricts residential development in the Madsen townsite to 140 lots. Consider establishing density targets for designated growth areas within certain townsites (i.e., Settlement Areas), as appropriate. The 2024 PPs defines designated growth areas as: “[...] lands within settlement areas designated for growth or lands added to settlement areas that have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses.
2.3.1.6 Planning authorities should establish and implement phasing policies, where appropriate, to	N/A	If designated growth areas are established within the townsites (i.e., Settlement Areas), consider adding specific phasing policies to

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.		guide growth and development within these areas.
2.3.2 New Settlement Areas and Settlement Area Boundary Expansions 2.3.2.1 In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following: a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses; b) if there is sufficient capacity in existing or planned infrastructure and public service facilities; [...] g) the new or expanded settlement area provides for the phased progression of urban development.	Section 3.1 – Settlement Areas Section 8.2 – Amendments to the Official Plan	The Municipality's existing OP identifies the five (5) townships (i.e., Settlement Areas), on Schedule A and A1 through A4 and the OP encourages growth, including infill in the townships. An adjustment of the boundary of the Municipality's townships (i.e., Settlement Areas), may be explored through the OP Review, supported by a growth management strategy. Consider adding new subsections to Section 3.1 that establish each of the Municipality's Settlement Area(s) and associated policies.
2.3.2.2 Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.	Section 1.4 – Township Growth Section 8.2 – Amendments to the Official Plan	Include policy criteria in Section 8.2 for establishing a new Settlement Area or an adjustment of the boundary of the existing townships (i.e., Settlement Areas).
2.4 Strategic Growth Areas		
2.4.1.1 Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.	N/A	Through the OP Review, consider identifying strategic growth areas in the Municipality.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned: a) to accommodate significant population and employment growth; b) as focal areas for education, commercial, recreational, and cultural uses; c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and d) to support affordable, accessible, and equitable housing.	Section 1.1	Review current land use designations in the existing OP, consider identifying strategic growth areas, and undertake revisions to policies to address support the creation of complete communities in Red Lake. Consider adding a new Community Context section in the OP that includes Red Lake's community profile and sets the stage for the 20-year vision for the Municipality's new OP. Add a new section in the OP that addresses growth management per the findings of the projections to 2045 noted in the Business Gap Study that will be referenced in support of the OP Review. Review and update the OP's vision, goals, and objectives to support the achievement of complete communities consistent with PPS Policy 2.4.1.2 and recognize the local needs of the Municipality, informed by public input through initial engagement activities in support of the OP Review. It is noted that mixed use is currently permitted in the Townsite Employment Area designation, Policy 4.2.1 permits apartment dwellings located above and behind ground floor commercial uses.
2.4.1.3 Planning authorities should:	N/A	Through the OP Review, consider identifying strategic growth areas in the Municipality.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas; b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas; c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form; d) consider a student housing strategy when planning for strategic growth areas; and e) support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.		The OP includes policies in Sections 6.2 that address redevelopment as it relates to servicing. Consider identifying specific underutilized commercial areas for residential redevelopment, if any exist.
2.6 Rural Lands in Municipalities		
2.6 1. On rural lands located in municipalities, permitted uses are: a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings not intended as permanent residences); c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;	Section 8.8 – Lot Creation Section 4.8 Natural Resources Area	Section 8.8 includes policies that address lot creation in the Municipality. Section 8.8 does not differentiate requirements for lot creation in the Municipality's townsites and rural area. Review and update these existing policies for consistency with the 2024 PPS. Section 4.5 Rural Residential Area and Section 4.6 Rural Commercial Area permit limited residential and commercial uses in the rural area of the Municipality.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards; e) home occupations and home industries; f) cemeteries; and g) other rural land uses. 2. Development that can be sustained by rural service levels should be promoted. 3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure. 4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. 5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.		Section 4.8 Natural Resources Area generally permits land uses associated with the rural area, including agricultural uses, resource-based uses, and outdoor recreation. Policy 4.8.4(c) requires that permitted uses, including agricultural use, comply with the Minimum Distance Separation formulae.
2.8 Employment		
2.8.1 Supporting a Modern Economy 2.8.1.1 Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range	Section 2.1 – Vision Section 2.2 – Guiding Principles and Objectives Section 3.3 – Land Use Compatibility	Update policy language to note that “Employment Areas” includes lands designated for industrial and commercial uses. A review of the Municipality’s employment areas is being undertaken as part of the OP review. Consider including policies that encourage co-location of light commercial uses to nearby residential uses or within mixed-use areas

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.	Section 4.2 – Townsite Employment Area	where such uses do not cause adverse impacts (i.e., small-scale business). Consider updating the OP vision, objectives, and goals to promote further exploration of strategies for economic diversification, targeted employment opportunities, and new industries. Section 3.3 – Land Use Compatibility includes policies that require minimum separation distances for industrial uses and other noxious uses to sensitive land uses. Consider including specific policies that require employment areas planned for industrial and manufacturing uses to appropriately transition to adjacent non-employment areas.
2.8.2 Employment Areas		
2.8.1.2 Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas. 2.8.1.3 In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and	Section 3.3 – Land Use Compatibility	Review Section 3.3 land use conflict mitigation policies in relation to PPS Section 2.8.1.2 and other relevant policy. Should strategic growth areas be identified as part of the OP Review, include policies that permit and promote major office and major institutional development in these areas.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines. 2.8.1.4 Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available.		
2.8.2.3 Planning authorities shall designate, protect and plan for all employment areas in settlement areas by: a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities; b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses; c) prohibiting retail and office uses that are not associated with the primary employment use; d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and	Section 3.3 – Land Use Compatibility Section 4.2 – Townsite Employment Area Section 4.5 – Industrial Area	Consider renaming the “Townsite Employment Area” as this existing designation appears to be more commercial in nature. Employment area uses as per the 2024 PPS are currently not permitted in the Townsite Employment Area designation. Section 4.5 – Industrial Area permits industrial uses consistent with the 2024 PPS definition of “employment area uses”.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.		
2.8.2.4 Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.	N/A	A review of the Municipality's employment areas is being undertaken as part of the OP Review.
2.8.2.5 Planning authorities may remove lands from employment areas only where it has been demonstrated that: a) there is an identified need for the removal and the land is not required for employment area uses over the long term; b) the proposed uses would not negatively impact the overall viability of the employment area by: 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;	Section 8.10 Pre-Application Consultation and Prescribed Information for Planning Applications	Update Section 8.10.4 of the current OP to remove the requirement for a comprehensive review as this is outdated terminology from the Provincial Planning Statement, 2020. Consider including a new OP section that sets out criteria for removing lands from employment areas consistent with the 2024 PPS.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
2. maintaining access to major goods movement facilities and corridors; c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.		
2.9 Energy Conservation, Air Quality and Climate Change		
2.9.1 Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that: a) support the achievement of compact, transit-supportive, and complete communities; b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities; c) support energy conservation and efficiency; d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and e) take into consideration any additional approaches that help reduce greenhouse	Section 2.2 – Guiding Principles and Objectives	Consider including policies to reduce or minimize the adverse impacts associated with climate change. Consider including a policy that enables the preparation of a Climate Change Mitigation Plan. Consider adding a new OP section that includes policies for active transportation and other non-motor vehicle transportation within the Municipality.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
gas emissions and build community resilience to the impacts of a changing climate.		
Chapter 3: Infrastructure and Facilities		
3.1 General Policies for Infrastructure and Public Service Facilities		
3.1.3 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.	N/A	Include policies that address and support the delivery of efficient and effective emergency management services.
3.1.5 Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact built form.	Section 4.1 – Townsite Residential Area	Should strategic growth areas in the Municipality be identified through the OP Review, consider including specific policies that promote the development of schools in these areas.
3.3 Transportation and Infrastructure Corridors		
3.3.5 The co-location of linear infrastructure should be promoted, where appropriate.	N/A	Include policies that encourage the development of linear infrastructure along existing corridors, where appropriate.
3.4 Airports, Rail, and Marine Facilities		
3.4.1 Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that: a) their long-term operation and economic role is	Section 3.3 – Land Use Compatibility Section 7.6 – Airports	Review and update policies in Sections 3.3 and 7.6 for consistency with Section 3.4 of the 2024 PPS.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
protected; and b) airports, rail facilities and marine facilities, and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5. 2. Airports shall be protected from incompatible land uses and development by: a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP; b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and c) prohibiting land uses which may cause a potential aviation safety hazard.		
3.5 Land Use Compatibility		
3.5.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	Section 3.3 – Land Use Compatibility	Section 3.3 Land Use Compatibility, particularly Policy 3.3.5, includes policies that require buffering and separation distances are required in accordance with Provincial D-Series Guidelines and requirements. No changes required.
3.5.2 Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are	Section 3.3 – Land Use Compatibility	No changes required as per the above row.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.		
3.6 Sewage, Water and Stormwater		
3.6.1 Planning for sewage and water services shall: a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services; b) ensure that these services are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their lifecycle; 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and 4. aligns with comprehensive municipal planning for these services, where applicable.	Section 5.6 – Water Section 6.1 – Municipal Services Section 6.2 – Private Services Section 6.3 – Partial and Communal Services	Consider including policies which acknowledge potential impacts of a changing climate on the Municipality's municipal services.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.		
3.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.	Section 6.2 – Private Services Section 6.3 – Partial and Communal Services	No changes required.
3.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. At the time of the official plan review or update, planning authorities should assess the long-term	Section 6.2 – Private Services Section 6.3 – Partial and Communal Services	Include policies that direct planning authorities to assess the long-term impacts of individual on-site services.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.		
3.6.5 Partial services shall only be permitted in the following circumstances: a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or c) within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.	Section 6.3 – Partial and Communal Services	Review policies to include address PPS Policy 3.6.5 c), “within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services” as a permitted exception.
3.6.6 In rural areas, where partial services have been provided to address failed services in accordance with policy 3.6.5.a), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.	Section 6.3 – Partial and Communal Services	Include policies to conditionally permit infilling on existing lots of record where logical and financially viable, and where site conditions are suitable.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
3.6.8 Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.	Section 5.6 – Water	Consider adding a new section or subsection that includes updated stormwater management planning policies consistent with the PPS and address coordination and planning with any future municipal stormwater management plans prepared for the Municipality. Consider including a policy that enables the protection of a watershed-based source protection plan that would identify appropriate protection measures against potential threats to drinking water quality and quantity.
3.8 Energy Supply		
3.8.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy,	Section 1.1 – Purpose of the Official Plan	Consider adding a new policy section in the OP that addresses matters of energy efficiency and sustainability.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
renewable energy systems, and alternative energy systems, to accommodate current and projected needs.		
4.0 Wise Use and Management Resources		
4.2 Water		
Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches	Section 5.5 – Wetlands Section 5.6 – Water	No change.
4.2.3 Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.	Section 5.6 – Water	Consider policies regarding evaluating and preparing for the impacts of a changing climate on water resource systems at the watershed level.
4.3 Agriculture		
4.3.1.1 Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.	Section 4.8 – Natural Resource Area	The Ministry of Municipal Affairs and Housing confirmed there are no designated prime agricultural lands in the Municipality, however agricultural type uses are permitted in the Natural Resource Area. Policies will need to be updated to reflect OMAFA's 2016 Guidelines for Permitted Uses in Agricultural Areas. Update Section 4.8 – Rural to permit certain agricultural uses, agricultural-related uses, and on-farm diversified uses, as appropriate.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
4.3.2.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	N/A	Consider adding policies that address new agricultural uses.
4.3.6 Supporting Local Food and the Agri-food Network 4.3.6.1 Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.	N/A	Consider adding a new OP section that supports urban agricultural uses and opportunities/partnerships in the Municipality.
4.5 Mineral Aggregate Resources		
4.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.	Section 5.10 –Mineral Aggregate Resources Section 5.11 – Mineral Mining Resources	Sections 5.10 and 5.11 addresses mineral aggregate resources and mining resources. No changes required.
4.5.2.5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which	Section 5.10 –Mineral Aggregate Resources	No changes required.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed	Section 5.11 – Mineral Mining Resources	
4.6 Cultural Heritage and Archaeology		
4.6.5 Planning authorities shall engage with Indigenous communities and consider ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.	Section 2.2 – Guiding Principles and Objectives Section 5.8 – Cultural Heritage Features and Cultural Heritage Resources Section 5.9 – Archaeological Resources	Update references from “Aboriginal” to “Indigenous”. Review and update Sections 5.8 and 5.9 to be consistent with the 2024 PPS. Update policies to require that the Municipality shall engage with the local Indigenous communities as per Policy 2.6.5 of the 2024 PPS. Add a new section for Engagement, that includes policies that establish direction for community engagement and Indigenous engagement.
Chapter 5 Protecting Public Health and Safety		
5.3 Human-Made Hazards		
5.3.1 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to	Section 5.10 –Mineral Aggregate Resources Section 5.11 – Mineral Mining Resources	OP Schedule “Municipality of Red Lake: Abandoned Mines Information System and Land Tenure” to be updated with Abandoned Mines Information (AMIS) sites in the area. Update Section 5.11 to require development applications within 1,000 m of an AMIS site to

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
address and mitigate known or suspected hazards are under way or have been completed.		consult with the Ministry of Energy and Mines and undertake any remediation measures, as required. Update Section 5.11 to note that written consent of the Minister of Energy, Northern Development and Mines is required prior to the disturbance of any rehabilitated mine hazard features, including where such a hazard is identified within 1,000 m of a proposed development site.
Chapter 6 Implementation and Interpretation		
6.2 Coordination		
6.2.2 Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.	Section 2.2 – Guiding Principles and Objectives	Consider adding a new OP section that includes objectives and policies for engaging with local Indigenous communities and coordinating on land use matters.
8.0 Definitions		
Numerous definition changes.	N/A	The existing OP does not include a definitions section. It is recommended that a statement be included in the new OP, which refers to the definitions of the 2024 PPS and that they apply to the OP. The existing OP will be reviewed and updated to ensure that policies are consistent with new definitions in the 2024 PPS.



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