



Municipality of Red Lake

Official Plan and Zoning By-law Review

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



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Prepared for:

Municipality of Red Lake

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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.

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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 Official Plan 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.

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 Report Overview

This OP Policy Directions and Zoning Recommendations Report (the "Report") has been prepared to present recommendations for key policy and zoning provision changes that will need to be addressed as part of the OP and ZBL Review. The recommendations seek to address Provincial requirements, while reflecting local interests and being sensitive to the existing context and the community's vision for the future. This Report builds on the Final Background Report (November 2025) that contains information on key matters related to:

- The new Provincial Planning Statement, 2024 (2024 PPS) (**Appendix A** of this Report contains a detailed analysis of the policy issues to be addressed in the Municipality of Red Lake's new Official Plan, in order to be consistent with the PPS);
- Local municipal plans and policies completed since 2015;
- Other Acts that have come into effect since the existing OP was approved and existing ZBL was adopted;
- Information provided through the One Window consultation meeting with the Ministry of Municipal Affairs and Housing and other Provincial ministries held on October 14, 2025; and
- Input received at the Virtual Special Meeting of Council on March 23, 2026, in accordance with Section 26 of the Planning Act, to seek Council direction to proceed with preparation of the Draft OP.

Additionally, local matters relevant to the OP and ZBL Review have been identified in consultation with Municipal staff and community members through the first Public Open House held on November 6, 2025, and through the online survey, which was open for responses from October 6, 2025 to November 6, 2025.

The results and findings of the Public Open House and online survey are summarized in an “As We Heard It” section in the Final Background Report (November 2025), which is available for review at the Municipality’s project webpage at:

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

2 Official Plan Policy Directions

This section provides recommendations to address key local and provincial planning issues in the new Official Plan (OP). Proposed preliminary policy directions and recommendations are numbered and identified in **Table 2-2** and will be presented at a Special Meeting of Council on March 23, 2026, as required under Section 26 of the Planning Act.

A Draft Official Plan Table of Contents is included for consideration under **Appendix B** of this Report.

Table 2-2 summarizes the current land use designations and policy overlays in the existing OP, and recommendations for proposed changes to their structure are shown in bolded text in **Table 2-1** below:

Table 2-1: Proposed Land Use Designations – Draft Official Plan

Current (Official Plan, 2015)	Proposed (Draft Official Plan)
Land Use Designations	
Townsite Residential Area	Townsite Residential
Townsite Employment Area	Townsite Commercial Mixed-Use
Highway Commercial Area	Highway Commercial
Open Space	Open Space
Industrial Area	Industrial Area
Rural Residential Area	Rural Residential Shoreline Residential
Rural Commercial Area	Rural Commercial
Natural Resources Area	Natural Resources Area
Waste Disposal Site	N/A
Environmental Protection Area	Environmental Protection
Hazard Land	N/A – To be implemented through a new Policy Overlay.
N/A	Institutional

Current (Official Plan, 2015)	Proposed (Draft Official Plan)
N/A	Airport Area
N/A	Crown Land Area
Policy Overlays	
N/A	Waste Disposal Site Overlay
N/A	Hazard Land Policy Overlay
Crown Land Overlay	N/A

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Table 2-2: Preliminary Official Plan Policy Recommendations

Rec #	Official Plan Policy Recommendation	Rationale
Legislative and Regulatory Changes		
1	<p>Update OP policies to reflect the legislative changes associated with the new Bills and changes to the Planning Act. It is recommended that the Municipality repeal its existing OP and adopt a new OP, with a 20-year planning horizon to the year 2045. Under the Planning Act, the new OP would not be required to be reviewed for 10 years.</p>	<p>A number of Provincial Acts have come into force since the Municipality's last Official Plan Review in 2015, resulting in significant amendments to the Planning Act. The new OP will comply with these amendments resulting from new Bills, which include:</p> <ul style="list-style-type: none"> • Smart Growth for our Communities Act, 2015 (Bill 73); • Promoting Affordable Housing Act, 2016 (Bill 7); • Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139); • The More Homes, More Choices Act, 2019 (Bill 108); • More Homes for Everyone Act, 2022 (Bill 109); • More Homes Built Faster Act, 2022 (Bill 23); • Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97); • The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185); • The Homeowner Protection Act, 2024 (Bill 200); • Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5);

Rec #	Official Plan Policy Recommendation	Rationale
		<ul style="list-style-type: none"> • Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17); • Fighting Delays, Building Faster Act, 2025 (Bill 60) (Please Note: Bill 60 received Royal Assent on November 27, 2025); and • Protect Ontario by Cutting Red Tape Act, 2025 (Bill 46) (Please Note: Bill 46 received Royal Assent on December 11, 2025).
Establishing a Vision		
2	<p>Establish a new vision for the OP based on community input received and the Final Background Report. The vision should be centered on the theme of an accessible, caring community that is evolving to meet the needs of local residents of all ages, including seniors, youth, and workforce.</p> <p>The proposed Draft OP vision as follows: “Red Lake shall be a supportive, caring Northwestern community that will be well-positioned to adapt to provide for residents of all ages, and opportunities for youth and an evolving workforce”.</p>	<p>The OP will establish a vision and updated community priorities (Guiding Principles and Objectives, as noted in Section 2 of the in-effect Official Plan) to guide development over the next 20 years, to the year 2045. A vision is an aspirational statement that identifies what is important to the community, now and in the future. Community priorities establish focus areas based on the overall OP vision.</p>

Rec #	Official Plan Policy Recommendation	Rationale
3	<p>Building on the draft vision, identify updated OP community priorities that will guide the development of the new OP policies. Recommended Draft OP community objectives include:</p> <ul style="list-style-type: none"> • Priority #1: Supporting Liveable Communities (Housing, parks and public facilities, age-friendly planning, community improvement). • Priority #2: Embracing Industry and Growth (Supporting a range of services and businesses, planning for industrial uses, land use compatibility, infrastructure); and • Priority #3: Stewardship of the Natural Environment and Resources (Natural heritage protection and preservation, archaeological and cultural heritage resources, natural resource planning and management). 	
Planning for Growth		
4	<p>Expand the Settlement Area boundary by 23 – 215.1 gross ha to accommodate future anticipated industrial and institutional growth as</p>	<p>As part of the OP Review process, InterGroup Consultants Ltd. completed a “Business Gap Analysis” (dated August 7, 2025) and a “Community Capacity Study” (dated October 16, 2025) to determine population, dwelling, and employment projections to the</p>

Rec #	Official Plan Policy Recommendation	Rationale
	<p>identified in the Potential Growth Projection in the Community Capacity Study (2025).</p>	<p>year 2045, as well as an analysis of the Municipality’s vacant lands and residential and employment land needs. The Business Gap Analysis and Community Capacity Study present two (2) sets of projections for the Municipality:</p> <ul style="list-style-type: none"> • Baseline Projection – Based on annual historical estimates from 1996 - 2021, and annual projections to the year 2045, including existing mining and road development projects, such as the Evolution Mine. • Potential Growth Projection – Reflects potential impacts of planned mining, road and development projects, including the Evolution Mine, Great Bear Project, PAK Lithium Project, and the Berens River Bridge and Road project, which are proposed to be located in, and in proximity to the Municipality. <p>Based on the findings from the Business Gap Analysis and Community Capacity Study, the Baseline and Potential Growth Projections represent a potential range of growth of approximately 0.35% to 1.37% annually for the Municipality to the year 2045. The Municipality may expect a demand ranging from an additional total of 23 gross ha to approximately 215.1 gross ha to the year 2045. In both projections, there is sufficient residential land (175.4 ha supply) to meet growth needs over the next 20 years to 2045. For the Potential Growth Projection, there will be a shortage of land zoned for industrial (1.4 ha available; 125 ha required) and institutional (1.1 ha available; 20.6 ha required). Through</p>

Rec #	Official Plan Policy Recommendation	Rationale
		<p>the Official Plan Review, additional lands to be designated for institutional and industrial will be confirmed.</p> <p>The detailed findings of the Business Gap Analysis and Community Capacity Study are presented in the Final Background Report (November 2025), which is available for review on the Municipality's project webpage.</p>
5	<p>Redesignate lands in the OP to accommodate the projected growth and land use needs, and revise or develop associated policies to ensure an appropriate range and mix of land uses are permitted to support the creation of complete communities in the Municipality.</p>	<p>Land use designations established through an OP, provide a framework to guide growth and development, protect resources, and minimize land use impacts. An overview of the proposed changes to land use designations and policy overlays through the OP Review are shown in Table 2-1, and include:</p> <ul style="list-style-type: none"> • A new Shoreline Residential designation is proposed to be added as a new designation, which encompasses lands along the shoreline that are currently designated Rural Residential Area. Based on feedback from Municipal Staff, this new designation is intended to support the unique character of residential uses along the shoreline while ensuring appropriate environmental protection and shoreline management. • Redesignating lands currently designated as Townsite Employment Area, to Townsite Mixed-Use or Townsite Commercial. Based on feedback from Municipal Staff, it was identified that the current Townsite Employment Area

Rec #	Official Plan Policy Recommendation	Rationale
		<p>be revised to expand permitted uses to include mixed-use and commercial uses.</p> <ul style="list-style-type: none"> • Establishing a new Institutional designation. Through consultation with Municipal Staff, it is recommended that a new Institutional designation be established to align with the current OP Schedules, which include this designation, but does not include policies. The new OP will clearly identify this land use designation and supporting policies. • Establishing a new Airport Area designation. The Municipal Airport and lands in proximity to the Airport are currently designated as Industrial Area. Due the 2024 PPS update to the definition of “employment areas”, the Industrial Area designation will be reviewed and updated to ensure that only employment uses under the PPS definition are permitted. A new designation for the Airport and surrounding lands is proposed in order to recognize this special use, and to support airport operations and supporting commercial and light industrial uses such as warehousing, shipping/receiving, transportation depots, car rental services, accommodation, and restaurants. • Establishing a new Crown Land Area designation. The current OP includes a Crown Land Overlay, which is proposed to be updated to a land use designation instead to ensure policy interpretation is clear. These lands are those

Rec #	Official Plan Policy Recommendation	Rationale
		<p>that are not under jurisdiction of the Municipality, so it is important they are clearly identified.</p> <ul style="list-style-type: none"> • Remove the existing Hazard Lands designation and replace with a new Hazard Lands Policy Overlay. The existing Hazard Lands designation currently applies to lands and features containing mining hazards, including existing operational mines, and natural heritage features. It is recommended that: <ul style="list-style-type: none"> ○ The Hazard Lands designation be removed and applied as Policy Overlay in order to provide a clearer approach for hazard lands and ensuring that any development in proximity to hazard lands is protected with appropriate mitigation measures; ○ Lands currently designated as Hazard Lands be redesignated with a new parent designation such as Environmental Protection, Natural Resources Area, etc. ○ Abandoned mine hazards, active mining operations, and natural heritage features be shown on a new Schedule C – Natural Heritage and Development Constraints, with associated policies in the Draft OP that addresses these features.
6	Review Section 4.5 Industrial Area to ensure that employment uses consistent with the	The 2024 PPS has made updates to employment uses as per the new definition of “employment areas” and provides policies for

Rec #	Official Plan Policy Recommendation	Rationale
	definition of “employment area” in the 2024 PPS are permitted in the Industrial Area land use designation.	Employment Areas to ensure they are preserved and protected for current and future uses and needs. The existing Townsite Employment Area and Industrial Area designations in the OP will be reviewed to ensure that permitted uses for employment lands are consistent with the 2024 PPS. The Townsite Employment Area designation is proposed to be renamed to ‘Townsite Mixed Use Area’ or ‘Townsite Commercial’ in order to distinguish the permitted commercial uses in this designation from the true industrial uses permitted in the Industrial Area designation under the 2024 PPS definition.
7	Review and update Section 8.2 Amendments to the OP to include revised policies for employment land conversions outside of a comprehensive review.	OP policies will be updated to address new requirements for the conversion of industrial lands and appropriate transition from sensitive land uses to industrial/employment uses.
8	Update OP policies to reflect the 2024 PPS and establish policies to enable development and facilitate the availability of a full range of housing types (e.g., purpose-built rental housing, rent-geared-to-income housing, housing that is accessible, deeply affordable housing, etc.), to meet a range of identified needs. This would also include policies related to partnerships and funding and grant programs to facilitate the development of non-market housing.	The current OP Section 3.2 Affordable Housing provides policies for affordable housing but does not establish minimum affordable housing targets. OP policies will be updated to prioritize the development of housing options and diversity to align with the objectives of the Municipality’s Community Improvement Plan (2017). The 2024 PPS requires planning authorities to establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households.

Rec #	Official Plan Policy Recommendation	Rationale
9	<p>Update OP policies for additional residential units (ARUs), subject to relevant planning considerations and for conformity with the Planning Act and O.Reg. 299/199. Add policies that allow a wider range of housing types to facilitate increased housing options and higher densities within certain areas of the Municipality with adequate servicing capacity.</p> <p>Allow one (1) ARU in rural areas subject to adequate servicing as reviewed and confirmed by the Municipality.</p>	<p>Additional residential units are self-contained residential dwelling units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling (e.g., basement apartments, in-law flats, garden suites).</p> <p>Section 2.7 Secondary Dwelling Units in the Municipality's current OP allows the development of one (1) secondary dwelling unit (i.e., additional residential unit) in residential designations (except for the Recreational Residential) within a single-detached, semi-detached, and townhouse dwellings, subject to specific provisions.</p> <p>Bill 23, the More Homes Built Faster Act, 2022 amended the Planning Act to permit up to three (3) residential units per lot as-of-right on lots located within urban lands in the Municipality's townships (i.e., settlement areas) that are on full municipal services.</p>
10	<p>In the Residential designation section, add high-level policies that acknowledge the future long-term planned growth for Harry's Corner in the township of Red Lake.</p>	<p>The Municipality has recently acquired approximately 66 hectares (163 acres) of Crown land, referred to as "Harry's Corner", which is located in proximity to Highways 125 and 105 in the township of Red Lake. Additional studies are being undertaken to support the preliminary planning work for Harry's Corner. A Conceptual Plan was prepared that contemplates a mix of uses for Harry's Corner and adjacent lands, including low-density and medium density residential, commercial, and open space / conservation lands. As the ultimate build-out of Harry's Corner is considered to be a medium to long-term opportunity beyond 2045, redesignation of the lands will not proceed at this time as part of this Official Plan Review. The Municipality may choose to redesignate the Harry's</p>

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		Corner lands as part of a future Municipality-initiated amendment or through a future Official Plan Review.
11	Consider adding an OP policy that would enable the Municipality to enact a by-law or licensing system to regulate the development of Short-Term Rentals (STRs) .	<p>Short-term rentals (STRs) refer to private rentals of a dwelling (e.g. house, townhouse, condominium, apartment and secondary suites) for less than 28 days (e.g. through online platforms like Airbnb, booking). The current OP does not include policies related to STRs.</p> <p>Provincial policy does not regulate short-term accommodations; however, the 2024 PPS supports the development of an appropriate range and mix of housing options (including rental housing) and densities.</p>
12	Update OP policies to provide high-level policies for Home Occupations and Home Industries. It is noted that the ZBL will include more detailed zoning requirements for these uses.	<p>A Home Occupation is a home-based business located on a residential lot, accessory to the main residential use of the property, and operated by the occupant of the lot.</p> <p>A Home Industry is a small-scale industrial operation that is carried out in a whole or part of an accessory building, typically related to agricultural uses.</p> <p>Section 3.5 Home occupations of the current OP does not distinguish Home Occupations and Home Industries. The 2024 PPS expressly permits the use of home occupations and home industries within rural lands.</p>

Rec #	Official Plan Policy Recommendation	Rationale
13	Update policies in Section 3.10 Dormitories in the current OP to reflect updated terminology and consistency with the PPS 2024.	<p>The 2024 PPS supports the development of a wide range of housing options, which include housing arrangements such as, but not limited to, co-ownership housing, student housing, farm worker housing, housing related to employment, educational, or institutional uses, etc.</p> <p>Section 3.10 Dormitories in the current OP includes policies to temporary housing or work camp facilities associated with resource development. Consider expanding the policies in Section 3.10 to recognize additional forms of workforce housing, and identify areas (i.e., surplus land) of the Municipality, including townsites, that may be appropriate for workforce housing, as appropriate.</p>
Supporting Liveable Communities		
14	OP policies, such as housing, transportation, and parks and open space, should be updated to reflect age-friendly considerations, as appropriate.	<p>The OP should be developed through the application of an age-friendly lens to ensure that quality of life can be achieved for all ages and abilities and reflect the planning principles outlined in the Municipality's Accessibility Plan 2021-2026.</p> <p>The 2024 PPS states that strong healthy communities are sustained by accommodating a range and mix of housing types, including housing for older persons, long-term care homes, and improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.</p>

Rec #	Official Plan Policy Recommendation	Rationale
15	<p>Policies supportive of economic development and housing opportunities in collaboration with the neighbouring Indigenous communities, including Anishinaabek of Red Lake; the traditional lands of Lac Seul and Wabauskang First Nations, and Treaty 3 territory.</p> <p>Add a new section that includes policies that address engagement with local Indigenous communities on various planning matters, including development review and planning initiatives/studies.</p>	<p>Indigenous communities not only have statutory rights over Reserve lands, they also have Treaty and inherent rights in their traditional territories which must be respected and affirmed.</p> <p>The Province through the 2024 PPS and Growth Plan for Northern Ontario directs planning authorities to 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 the identification of potential impacts of decisions on the exercise of Indigenous or treaty rights.</p>
16	<p>Policies related to climate change, sustainability, natural heritage, cultural heritage and archaeology, and the environment should be reviewed and updated to include language that supports engagement with, and partnerships with the local Indigenous communities.</p>	<p>The 2024 PPS directs planning authorities to engage with Indigenous communities and ensure their interests are considered with regards to cultural heritage and archaeological resources.</p>
17	<p>Review and update OP policies in Section 8.5 Community Improvement to reflect the Municipality's community improvement priorities and ensuring revitalization, investment, housing, and heritage are formally supported and implemented.</p>	<p>In accordance with the Planning Act, a Community Improvement Plan (CIP) outlines a set of tools and programs that can help guide both municipal action and private investment through its implementation and reporting.</p>

Rec #	Official Plan Policy Recommendation	Rationale
		<p>The Red Lake CIP designates certain areas of the Municipality as Community Improvement Project Areas (CIPAs) which is reflected in the current OP. Section 8.5 Community Improvement designates the townsites of Red Lake, Madsen, Balmertown, Cochenour, and McKenzie Island as CIPAs.</p>
18	<p>Review and update OP policies in Section 7 Transportation to ensure clear identification of provincial highways or roadways under jurisdiction of the Ministry of Transportation (MTO) and update access and entrance requirements.</p>	<p>Clear identification of provincial highways and associated access requirements is essential for maintaining transportation safety, protecting provincial infrastructure, and ensuring compliance with the Public Transportation and Highway Improvement Act (PTHIA). The 2024 PPS emphasizes the importance of protecting transportation corridors and ensuring safe and efficient movement of people and goods. The new OP policies will be updated to align with provincial requirements and support orderly development that is supportive of transportation infrastructure.</p>
19	<p>Review and update OP policies in Section 7.4 Trail Pathway System to support increased usage of active transportation and trail networks in Red Lake.</p>	<p>Active transportation and recreational trails play an important role in supporting an accessible and healthy community, as well as an age-friendly community. Principle 6 of the current OP encourages the provision of a range of accessible transportation options, including active transportation. The PPS 2024 promotes the use of active transportation in efforts to reduce greenhouse gas emissions and prepare for the impacts of a changing climate. Input received at the Public Open House included support for maintenance and continued development of walking trails in the Municipality.</p>

Rec #	Official Plan Policy Recommendation	Rationale
Identification and Protection of Natural, Cultural and Archaeological Heritage Resources		
20	Policies regarding natural heritage features and areas should be revised in accordance with the 2024 PPS and Ministry comments received through the One-Window pre-consultation meeting.	<p>Updates to the natural heritage policies in the OP are required to ensure consistency with the 2024 PPS and the Province's Natural Heritage Reference Manual, Second Edition (2010).</p> <p>A new OP Schedule C is also proposed to illustrate environmental constraints, and natural heritage features as per information from the Province and updated data from Ontario GeoHub.</p>
21	Update OP policies to support the establishment of agricultural uses, agriculture-related uses, and on-farm diversified uses in rural areas in accordance with Provincial standards. Include policies that support urban agriculture and agri-food network in appropriate land use designations to reflect the 2024 PPS.	<p>There are no prime agricultural areas identified in the Municipality, as confirmed through the One Window pre-consultation meeting. Section 4.8 Rural of the current OP should be updated to permit certain agricultural uses, agriculture-related uses, and on-farm diversified uses, as appropriate.</p> <p>The existing agricultural and rural land use OP policies will be reviewed and updated to reflect the 2024 PPS and the Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016), with respect to agricultural uses, agriculture-related uses, and on-farm diversified uses. The 2024 PPS encourages the establishment of near-urban and urban agriculture that support local food networks and foster a strong agri-food network.</p>
22	The archaeological and cultural heritage resource OP policies, including Sections 5.8 and 5.9, should be updated to reflect the 2024 PPS, recently approved Acts, and include the	The Municipality currently does not maintain a municipal cultural heritage registry. There are no designated heritage buildings, heritage conservation districts, cultural heritage landscapes, or

Rec #	Official Plan Policy Recommendation	Rationale
	<p>required archaeological and heritage studies that are to be submitted at the time of a development application.</p>	<p>other properties of cultural heritage value or interest located within the Municipality.</p> <p>OP policies and terminology will be updated to reflect the 2024 PPS and recent legislative changes, that have amended changes to the Ontario Heritage Act (OHA). Specifically, the references to the following definitions will be updated or added:</p> <ul style="list-style-type: none"> • Archaeological resources; • Built heritage resource; • Cultural heritage landscape; • Conserved; • Protected heritage property; and • Adjacent lands.
23	<p>Consider establishing OP policies related to standard shoreline development to address shoreline setbacks, lands covered by water, and limitations on permitted uses within these areas.</p>	<p>The current OP does not include standard shoreline development policies. Establishing these policies will support the Municipality in regulating land use in these areas and minimize impacts of natural hazards related to shorelines and waterbodies.</p>
24	<p>Update Section 5.8 Cultural Heritage Resources of the OP to enable the Municipality to maintain a heritage register that is regularly updated and available on a publicly accessible website.</p>	<p>To align with the 2024 PPS and OHA, and as identified by comments received from the Ministry of Citizenship and Multiculturalism (MCM), OP policies will be updated to state that the Municipality will maintain a heritage register which includes properties designated under the OHA, and Non-designated properties believed to be of cultural heritage value or interest, in accordance with the OHA.</p>

Rec #	Official Plan Policy Recommendation	Rationale
		<p>The register will be available on a publicly accessible website and will be updated regularly to ensure effective conservation. This approach supports the 224 PPS direction to conserve cultural heritage resources and promotes public awareness and engagement in heritage preservation.</p>
25	<p>Consider incorporating OP policies related to Site Plan Control and Property Standards By-laws, to conserve cultural heritage resources.</p>	<p>The OP policies in Section 8.4 Site Plan Control of the current OP should be updated to recognize and utilize the Site Plan Control By-law to ensure new development is compatible with and does not adversely impact cultural heritage resources, by requiring the owner of a property with cultural heritage value or interest to satisfy conditions as part of the Site Plan Control agreement with the Municipality.</p> <p>Establish new OP policies related to the Property Standards By-law to conserve cultural heritage resources and direct that Council may amend this By-law to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the OHA.</p>
26	<p>Update Section 5.8 Cultural Heritage Resources to include a new policy requiring consultation and engagement with local Indigenous communities when identifying cultural heritage resources.</p>	<p>The 2024 PPS requires Municipalities to undertake early engagement with local indigenous communities when identifying cultural heritage resources to ensure their interests and considered throughout the process.</p> <p>The new OP will be updated to reflect the requirements for consultation and engagement with local Indigenous communities when identifying cultural heritage resources.</p>

Rec #	Official Plan Policy Recommendation	Rationale
27	Update Section 5.9 Archaeological Resources to include a new policy recognizing terrestrial and/or marine archaeological sites or areas of archaeological potential within the Municipality and clarify archaeological assessment requirements.	<p>The 2024 PPS directs municipalities to conserve significant archaeological resources and ensure appropriate assessment prior to development. New policies will be included in the new OP to strengthen heritage conservation, ensure compliance with provincial requirements, and protect cultural resources of historical significance.</p> <p>Policies of the new OP will be updated to clarify requirements for archaeological assessments for development on known or suspected cemetery or burial sites. This approach supports reconciliation by respecting burial sites and archaeological heritage.</p>
Hazard Lands		
28	Update Section 5.11 Mineral Mining Resources in response to comments received from the Minister of Energy and Mines and update OP Schedules to include all Abandoned Mines Information (AMIS) sites in proximity to the Municipality.	<p>The 2024 PPS requires planning authorities to identify hazardous lands and sites, and manage development in these areas, in accordance with provincial guidance.</p> <p>The OP policies in Section 5.11 Mineral Mining Resources of the current OP will be updated to reflect that requirement for development applications within 1,000 m of an Abandoned Mines Information System (AMIS) site to consult and obtain approval from the Minister of Energy and Mines.</p>
29	Update Section 3.13 Portable Asphalt and Portable Concrete Plants, to allow these to be used on public authority contracts without	To align with the 2024 PPS, new OP policies will be added to Section 3.13 Portable Asphalt and Portable Concrete Plants of the current OP to also include wayside pits and quarries. Policies will allow these uses to be permitted on public authority contracts,

Rec #	Official Plan Policy Recommendation	Rationale
	additional planning approvals, except in sensitive areas.	without the need for an OP amendment, rezoning or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.
Schedules		
30	The OP should include updated Schedules with the most current mapping information available.	<p>Seven (7) OP Schedules are proposed as follows:</p> <ul style="list-style-type: none"> • Schedule A – Rural Area – Land Use Designations: Indicating land use designations in the Municipality’s rural area; and • Schedules B-1 through B-4: Indicating land use designations within the five (5) townships (i.e., Settlement Areas) as follows: <ul style="list-style-type: none"> ○ Schedule B-1: Township of Red Lake – Land Use Designations; ○ Schedule B-2: Townships of McKenzie Island and Cochenour – Land Use Designations; ○ Schedule B-3: Township of Balmertown – Land Use Designations; and ○ Schedule B-4: Township of Madsen – Land Use Designations. • Schedule C – Natural Heritage and Development Constraints: Indicating natural heritage features including wetlands, watercourses, and development constraints such as

Rec #	Official Plan Policy Recommendation	Rationale
		abandoned mine sites (AMIS), mineral aggregate resources, and natural hazard lands. <ul style="list-style-type: none"> Schedule D – Wildland Fire Hazard Areas: This would be a new Schedule that illustrates areas of the Municipality that are identified as having potential for wildland fire hazards.
Administration		
31	Review and update the policies in Section 8.8 Lot Creation.	The Municipality has requested that a review of the consent policies in Section 8.8, specifically Policies 8.8.9 through 8.8.14 be reviewed to ensure that policy requirements meet the requirements of the current Planning Act and PPS, 2024, including adding policy criteria as per Section 2.6 of the PPS, 2024 for consents. Additionally, lot creation for rural and recreational uses over the past 10 years has been relatively low at approximately two (2) lots/year, and a review of the consent policy would be appropriate to determine if further lot creation is appropriate within existing rural/resource-based recreational areas of the Municipality.
32	Consolidate all amendments to the OP that have been adopted by Council since the current OP was approved.	Eleven (11) OP Amendments have been adopted by Council since 2015 that will be reviewed and consolidated in the new OP through the OP Review process.

3 Zoning Recommendations

Concurrently with the Official Plan Review, the Municipality is seeking to develop a new Comprehensive Zoning By-law (ZBL) and associated Schedules. The new ZBL is intended to meet the needs of Red Lake, while conforming to the Planning Act, being consistent with the 2024 PPS, and conforming to and implementing the Municipality’s new Official Plan (OP), once approved by the Ministry of Municipal Affairs and Housing (MMAH). It will translate the land use policies in the OP into detailed provisions to guide development in Red Lake. The Municipality’s existing ZBL 1930-14 (Adopted November 16, 2015) will be repealed and replaced with the new ZBL.

This section of the report forms the basis for the ZBL Review by identifying provisions and regulations within the ZBL that require updates to achieve consistency with the 2024 PPS, and conformity with the new OP. **Table 3-21** sets out a series of actionable recommendations for implementation in the new ZBL.

Table 3-21 presents the proposed land use designations in the Draft OP, as per **Table 2-1**, and the implementing existing Zones in the current ZBL, which are recommended to be maintained, modified, or consolidated into one (1) or more new Zones.

Table 3-1: Implementing Zones and Recommendations – New ZBL

Proposed Land Use Designation in Draft OP	Implementing Zone (Current ZBL, October 2015)	Recommendation
Townsite Residential	Townsite Residential Density 1 Zone (R1) Townsite Residential Density 2 Zone (R2) Mobile Home Residential Zone (R3) Local Commercial (C2)	Maintain, and rename R1 (Townsite Low Density Residential); and R2 (Townsite Medium Density Residential).
Townsite Commercial Mixed-Use	Townsite Commercial Zone (C1) Local Commercial (C2) Tourist Commercial Zone (C4)	Maintain, and rename C1 (Townsite Commercial Mixed-Use).
Highway Commercial	Highway Commercial Zone (C3)	Maintain.
Open Space	Open Space Zone (OS)	Maintain.

Proposed Land Use Designation in Draft OP	Implementing Zone (Current ZBL, October 2015)	Recommendation
Industrial Area	Light Industrial Zone (M1) General Industrial Zone (M2) Heavy Industrial Zone (M3)	Consolidate M2 and M3 Zones into a singular General Industrial Zone (M2), which will include medium-heavy industrial uses.
Rural Residential	Rural Residential Zone (R4)	Maintain.
Shoreline Residential (New)	Rural Residential Zone (R4)	Maintain.
Rural Commercial	Highway Commercial Zone (C3) Tourist Commercial Zone (C4)	Maintain.
Natural Resources Area	Natural Resources Zone (NR) Extractive Industrial Zone (MX) Mineral Mining Zone (MM)	Maintain the NR Zone. Consolidate the MX and MM Zones to a new Extraction and Mining Zone (MX).
Environmental Protection	Environmental Protection Zone (EP)	Maintain.
Hazard Land	Hazard Land Zone (HL)	Remove HL Zone, and include as Zoning Overlay. Underlying lands would be zoned appropriately.
Crown Land Area (New)	Crown Lands Zone (CL) (New)	Add new CL Zone.
Institutional (New)	Institutional Zone (I) (New)	Add new I Zone.
Airport Area (New)	Airport Area Zone (AA) (New)	Add new AA Zone.
Waste Disposal Overlay	N/A	Specific zoning provisions the ZBL to implement the Waste Disposal Overlay.

Table 3-2 presents preliminary recommendations for updates to the Municipality's Zoning By-law, which are informed by municipal best practices, initial input from Municipal staff, and the Draft OP policy directions.

Please note that the proposed recommendations are preliminary in nature at this time. There may be additional recommendations and changes proposed for the new ZBL that are identified through preparation of the Draft OP and subsequent review of the Draft OP by the MMAH.

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Table 3-2: Preliminary Zoning Recommendations

#	Recommendation	Rationale
Administration		
1	Update ZBL for consistency with the 2024 PPS, and implement the new OP.	The new ZBL will need to be consistent with the 2024 PPS, and implement the new OP. The new ZBL will need to identify and address provincial policies in accordance with the Planning Act, which requires municipal council decisions to address the most recent provincial policies in effect.
2	Update the ZBL to ensure it is an enforceable and easily administered document that reflect and anticipate contemporary planning practices.	Updates to the ZBL will eliminate redundant/ repetitive provisions, address administrative improvements, and create new regulations that reflect the current and future planning practice to guide development throughout the Municipality.
Definitions		
3	Review all definitions to ensure that they are contemporary, including deletion or replacement of definitions for uses which are out of date.	A clear and comprehensive Definitions section in a ZBL is critical to ensuring that the By-law can be easily understood and implemented. Section 2 of the current ZBL contains some terms and definitions that are out of date or lack consistency/clarity. For example, the term "Tavern" is used but not defined, and is not consistent with contemporary planning practices and will need to be reviewed, updated, or deleted.
4	Add new ZBL definitions in Section 2 to reflect contemporary terminology any new permitted uses introduced through the new ZBL and any approved ZBL Amendments.	At a minimum, the following definitions will be added, reviewed and/or updated:



#	Recommendation	Rationale
		<ul style="list-style-type: none"> Storage Containers; On-farm Diversified Use; Agriculture-Related Use; Affordable housing; Additional Residential Unit; and Urban Agriculture/Community Garden. <p>Terms referenced in the current ZBL but not defined. The below terms will be reviewed and new definitions will be added as appropriate to include these uses.</p> <ul style="list-style-type: none"> Office; Hydro-electric Facility; Dog Pound; Office, operated by a Public Authority; Water Treatment Facility; Gift Shop; and Forest Products Processing Facility.
5	Review and update zoning illustrations for key technical definitions to assist the reader in interpreting the provisions of the ZBL.	Illustrations can add clarity to complex terms and help visualize general provisions. The current ZBL includes some illustrations for defined terms including yard descriptions, sight triangle, lot lines, building height, dwellings, building envelope, buffer strip and basement. These illustrations will be reviewed and updated (if necessary). Additional illustrations may be added.
General Provisions		
6	Review provisions in Section 3.2 Accessory Uses, Buildings and Structures related to maximum accessory building and structure height, minimum setbacks.	Review and update the regulations related to accessory buildings, including detached garages, carports boat houses, docks, swimming pools, outdoor furnaces, fences within Section 3.2 Accessory Uses, Buildings and Structures to reflect recent community needs. Updates may include: <ul style="list-style-type: none"> Increased building height for accessory buildings. Review provisions for permitted projections.

#	Recommendation	Rationale
		<ul style="list-style-type: none"> • Reduced setbacks from lot lines. • Updates to buffer strip requirements.
7	Update provisions within Section 3.2, and definitions of the current ZBL in conformity with the new OP to replace the term “Dormitory” with “workforce housing”, “workforce accommodation”, or “workforce dormitory”.	<p>Replace definition of “Dormitory” with “workforce housing”, “workforce accommodation”, or “workforce dormitory”, which more accurately describes the intention of this use and provides more clarity.</p> <p>Review and update Section 18.3, 20.3 to reflect updated terminology and add a subsection under Section 3.2 to include provisions relating to this use.</p>
8	Section 3.3 f) Secondary Dwelling Units will be updated to be in conformity with the policies related to additional residential units (ARUs) in the Draft OP, including provisions to expand the permissions of ARUs to allow three (3) residential units on all lots located within the Municipality’s townsites, subject to appropriate servicing and other relevant planning considerations.	<p>Add a new definition for “Additional Residential Unit” to replace and delete the “Secondary Dwelling Unit” definition in the current ZBL.</p> <p>Revise Section 3.3 f) in the current ZBL with provisions for ARUs in conformity with the Planning Act and new OP, to permit a maximum of three (3) ARUs on a parcel of urban residential land (i.e., serviced by municipal water and wastewater services) that contains a single-detached, semi-detached dwelling, or townhouse dwelling.</p> <p>Consider permitting up to one (1) ARU in the rural area subject to serviceability of the lands.</p>
9	Review and update ZBL provisions to address permissions for a range of housing options including new housing forms in appropriate locations, in conformity with the new OP, 2024	The housing option permissions in current ZBL will be reviewed and updated, if required, to expand permitted locations of housing options (where appropriate).

#	Recommendation	Rationale
	PPS and other relevant Provincial legislative and regulatory changes.	
10	Review and update ZBL provisions to support more flexible zoning to allow more permitted uses as-of-right.	The current ZBL will be reviewed to identify areas where zoning permissions can be expanded to support in providing flexibility for developers and economic development. For example, a new term for “Retail Food Store” could be introduced that would be inclusive of a range of uses such as grocery, bakery, deli, etc.
11	Update provisions for home occupations and home industries in Section 3.15 Home Based Business in the current ZBL.	The current ZBL defines home occupation, home industry and home-based business. Section 3.15 of the current ZBL includes provisions for these uses. These provisions should be reviewed and updated to conform with the new OP.
12	Review and update Section 3.22 Parking and Drive-through Facility Requirements in the current ZBL to ensure all permitted uses in the Zones have a corresponding parking space requirement. Review and update provisions related to parking requirements where necessary.	Section 3.22 of the current ZBL will be reviewed and updated as required. Some updates may include: <ul style="list-style-type: none"> • Establish provisions related to charging stations in a parking area or parking lot, to accommodate electric vehicle charging. • Include diagrams to illustrate certain parking regulations. • Review requirements for landscaped areas and buffer strips related to parking lots. • Review provisions related to maximum driveway width.
13	Review minimum parking space requirements within Section 3.22 of the current ZBL and update to reduce or eliminate minimum on-site parking requirements where appropriate.	Section 3.22 of the current ZBL will be reviewed and updated to eliminate or reduce minimum on-site parking requirements for appropriate uses. It is recommended that minimum parking space requirements be removed for the following uses:

#	Recommendation	Rationale
		Multi-unit residential dwellings; and Commercial developments.
14	Review and update Section 3.22 d. Barrier-Free parking Spaces to ensure they meet requirements of Ontario Regulation 191/11, as amended and passed under the Accessibility for Ontarians with Disability Act, 2005 (AODA).	<p>Section 3.22 d. of the current ZBL contains provisions for barrier-free parking. However, these provisions need to be updated to match or exceed the standards passed under the AODA. The following provisions related to barrier-free parking:</p> <ul style="list-style-type: none"> • Distinguish parking size requirements for Type A (minimum width of 3.4 m) and Type B (minimum width of 2.4 m) for an “Obligated Organization” as defined in the AODA. • Add definition of “Obligated Organization”. • Include illustrations of barrier-free parking requirements, such as parking space dimensions and required access aisles.
15	Review and update Setback provisions in Section 3.26 of the current ZBL for special uses including sensitive land uses (i.e., Agricultural, Industrial, etc.), development along shorelines, watercourses, etc.	<p>Establish provisions to regulate development along shorelines, including a review of setback requirements. Additional reviews/updates to setback provisions in Section 3.26 of the current ZBL for the following uses may be conducted, if necessary:</p> <ul style="list-style-type: none"> • Agricultural Uses; • Industrial Uses; • Aggregate Pits and Quarries; • Roads;

#	Recommendation	Rationale
		<ul style="list-style-type: none"> • Sewage Treatment Plant; • Waterbodies and watercourse; • Hazard Lands and Top of Bank; and • Waste Disposal Sites.
16	Establish provisions for Agricultural Uses, Urban Agriculture, On-Farm Diversified Uses, Agricultural-Related uses, and Agri-Tourism uses for conformity with the new OP and consistency with the 2024 PPS.	<p>The current ZBL does not include a specific section related to Agricultural (and related) uses. The new ZBL will establish provisions and definitions for Agricultural Uses, Urban Agriculture, On-Farm Diversified Uses, Agricultural-Related uses, and Agri-Tourism uses. Updates may include:</p> <ul style="list-style-type: none"> • Review and establish minimum lot sizes, setbacks. • Revise the permitted uses in the current Natural Resource (NR) Zone to additional permitted uses related to Agriculture uses.
Zone Provisions		
17	Ensure that the permitted uses in the zones in the new ZBL are aligned with the policies related to permitted uses in the new OP.	The current ZBL sets out 19 Zones, which will be reviewed, updated and consolidated as needed (Table 3-1).
18	Review all zones in the current ZBL, including an assessment of the Hazard Land (HL) Zone, and consolidation and updates to zoning schedules.	The current ZBL includes Section 22 Hazard Land (HL) Zone, which implements the current Hazard Land designation in the current OP. It is recommended that the HL Zone be maintained, but be reviewed to ensure alignment with the intent of the proposed Hazard Land Policy Overlay in the new OP. This approach ensures that zoning continues to provide clear regulatory



#	Recommendation	Rationale
		direction for development in hazardous areas while integrating the OP overlay to reflect updated mapping and policy intent.
19	Review all Zone-specific provisions and update where necessary to align with municipal best practices, and resolve issues identified by Municipal staff in the current ZBL.	Each Zone includes specific lot and building standards for development, including required yards, building height, among others. The following standards under each respective Zone will be reviewed especially, as Municipal staff have identified that requests for minor variance have been requested for the below: <ul style="list-style-type: none"> • 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
20	Review existing Residential Zone permissions and update permissions where appropriate, to support increased residential development and intensification in more areas of the Municipality.	The current R1 Zone allows only two (2) residential units per lot as-of-right. It is recommended that the new ZBL incorporate recommendations from the Municipality’s Community Capacity Study completed in 2025 and explore permitting four units as-of-right in the R1 Zone.

#	Recommendation	Rationale
		<p>The current R2 Zone permits a maximum of four-units within multi-unit and townhouse dwellings. It is recommended to increase the permissions for these dwellings in the R2 Zone to permit up to six units.</p>
21	<p>Review and update zones permissions to allow mixed-use developments where appropriate.</p>	<p>Incorporate recommendations from the Municipality’s Community Capacity Study completed in 2025, to allow mixed-use development in appropriate areas, such as downtown and waterfront Zones in the new ZBL. Increasing permissions for mixed-use developments will help create a supportive environment for economic development within the Municipality.</p>
<p>Document Structure, Format, and Administration</p>		
22	<p>Update the ZBL to improve accessibility and comply with the Accessibility for Ontarians with Disabilities Act (AODA). Updates may include including updating fonts, colours, images and schedules, removing the use of italics and excessive capitalization.</p>	<p>Accessibility should be considered in the format and layout of the ZBL and maps. Consideration may include:</p> <ul style="list-style-type: none"> • Integrate legible and consistent fonts, which include the same body font size throughout the ZBL, avoid the use of italic font and excessive capitalization. • Use colours and images that provide high contrast and clarity • ZBL Schedules should similarly ensure legibility and clarity, to the extent possible.
23	<p>Update the ZBL to be more user-friendly, by modernizing the format of the ZBL to help clarify provisions and regulations, enhance readability</p>	<ul style="list-style-type: none"> • Recommended formatting options for the ZBL include: • Update digital hyperlinks in the Table of Contents.

#	Recommendation	Rationale
	and user comprehension, and improve the administrative function of the document.	<ul style="list-style-type: none"> • Include section dividers and/or icons to promote easier navigation and wayfinding through the document. • Number provisions consistently throughout the document, as follows: Section 1; 1. Main provision; a. sub-provision; i. secondary sub-provision. • Limit the number of provisions which require the reader to cross-reference other provisions in different sections. • Organize lot and building requirements and performance standards (e.g., minimum setback and yard requirements) in consistent tables in each Zone. • Include tables where possible to present zone provisions in a user-friendly manner and to reduce the document length. • Include images / diagrams to illustrate certain definitions and zoning provisions to communicate requirements more clearly.
24	Include a User Guide as a non-operative section within the ZBL to help inform the reader on how to navigate the ZBL and interpret its provisions and Schedules.	<p>Elements that should be considered in a User Guide may include an explanation of the function and purpose of the ZBL, relationship to the OP and other municipal by-laws and regulations, an overview of the structure, difference between Zones and overlays, and the steps in using the ZBL, including how to:</p> <ul style="list-style-type: none"> • Determine and find zoning for your property; • Interpret the zoning code for a property, including any suffixes; • Determine what uses are permitted in the Zone;



#	Recommendation	Rationale
		<ul style="list-style-type: none"> • Determine what Zone provisions apply, and if any general provisions apply; and • Clarify the meaning of a permitted use or other term used in the ZBL, using the definitions section.
25	Consolidate all amendments to the Zoning By-law that have been adopted by Council since the current Zoning By-law was enacted.	37 Zoning By-law Amendments have been adopted by Council since 2015 that will be reviewed and consolidated in the new Zoning By-law through the Review process.

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4 Mapping Updates

As noted in **Section 2** of this Report, the new Official Plan (OP) will include updates to the Schedules (i.e., maps) to ensure policy conformity and reflect designations for all lands in the Municipality. Municipal Zoning By-laws (ZBLs) also contain Schedules, which illustrate the applicable Zone for each property located in the Municipality. The current OP and ZBL each include five (5) Schedules – Schedule A through A4 – which establish the land use designations and Zones in the rural area and townsites of the Municipality.

As part of the Review, overlay maps have been prepared by CGIS to identify potential discrepancies and conformity issues between the land use designations and Zones shown in Schedules A through A4 of the current OP and ZBL. It is important to note that the existing land use designations in the OP may be subject to revision through preparation of the Draft Official Plan. Schedules will be updated to correct identified discrepancies and will reflect mapping updates associated with previously approved OP and ZBL Amendments.

Potential discrepancies are summarized in **Table 4-1**, and the overlay maps are included in **Appendix C** of this Report. **Figure 4-1** illustrates the legend and colour-coding for the current OP land use designations, as well as the Zone codes in the current ZBL.

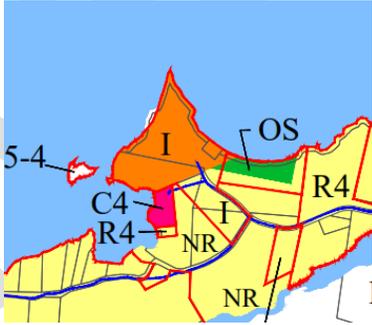
Figure 4-1: Existing OP Land Use Designations and ZBL Zone Codes - Legend

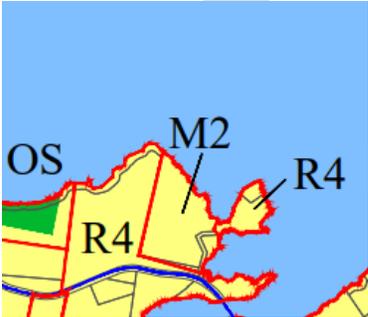
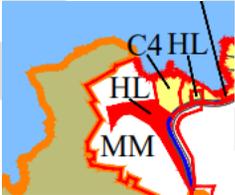
Land Use Designations	Zoning	
Balmertown Residential Overlay	R1 - Townsite Residential Density 1	MX - Extractive Industrial
Environmental Protection	R2 - Townsite Residential Density 2	MM - Mineral Mining
Highway Commercial	R3 - Mobile Home Residential	OS - Open Space
Hazard Lands	R4 - Rural Residential	I - Institutional
Industrial	R5 - Recreational Residential	NR - Natural Resource
Institutional	C1 - Townsite Commercial	HL - Hazard Land
Open Space	C2 - Local Commercial	EP - Environmental Protection
Rural Commercial	C3 - Highway Commercial	
Rural Residential	C4 - Tourist Commercial	
Townsite Employment Area	M1 - Light Industrial	
Townsite Residential Area	M2 - General Industrial	
Waste Disposal	M3 - Heavy Industrial	

The far-right column of **Table 4-1** identifies whether a change may or may not be required in preparation of the Draft OP and Draft ZBL Schedules. **Please note that the identified changes are considered preliminary at this stage of the Review, and additional recommendations and changes may be proposed for the new ZBL through preparation of the Draft OP, and subsequent review of the Draft OP by the MMAH.**

Table 4-1: Potential Mapping Discrepancies / Conformity Issues between the Current OP and ZBL Schedules

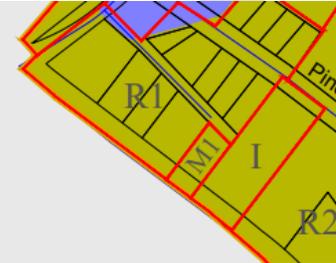
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
1. OP Designation: Rural Residential			
1. 23R-11582, Parts 4 and 9, located off Carlson Drive, along Howey Bay.	<ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned C5-3 per current ZBL Schedules, C5 Zone is not recognized in the current ZBL. Municipal staff confirmed that this parcel is zoned C4-3. 		<p>OP Designation change may be required.</p> <ul style="list-style-type: none"> Rural Residential designation permits permanent residential uses. The C4 Zone is not intended for residential uses. Consider changing designation to Rural Commercial to allow the continued use of the existing seaplane base and mixed-use building containing a dwelling unit and engine repair business. Correct Zone code to C4-3.

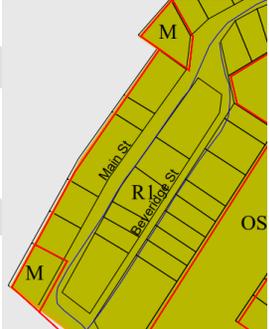
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
<p>2. Located off Lake Drive, along Howey Bay.</p>	<ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned Open Space (OS). 		<p>OP Designation or Zone change may be required and warrants further investigation.</p> <ul style="list-style-type: none"> OP designation is Rural Residential, which is intended for permanent residential uses. The OS Zone is not intended for residential uses. Parcel is Municipally-owned and will be redesignated to Open Space.
<p>3. Parcels are located on the north and south side Saint Pauls Bay.</p>	<ul style="list-style-type: none"> OP designation is Rural Residential. Two parcels are zoned Natural Resource (NR). 		<p>OP designation and Zone change required.</p> <ul style="list-style-type: none"> Parcels are to be redesignated as part of the new Shoreline Residential designation. Accordingly, parcels to be rezoned to Rural Residential (R4).

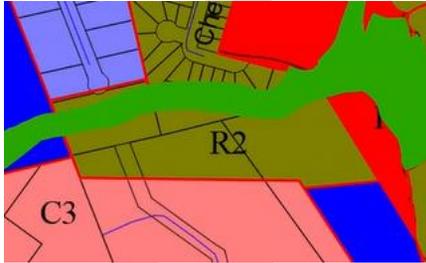
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
4. Parcels are located north of Saint Pauls Bay, along Red Lake.	<ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned General Industrial (M2). 		<p>OP designation change required. Existing use of the lands is outdoor storage (former sawmill).</p> <ul style="list-style-type: none"> To be redesignated to Industrial and M2 zoning to be maintained.
5. Parcels are located north of McMarmac Road, along Red Lake.	A: <ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned Tourist Commercial (C4). 		<p>A: Conformity issue. OP designation change required.</p> <ul style="list-style-type: none"> Rural Residential designation does not permit commercial uses. Lands to be redesignated to Rural Commercial. <p>B:</p> <ul style="list-style-type: none"> Hazard Land Overlay to be applied. Primary designation and Zone to be Rural Residential.
	B: <ul style="list-style-type: none"> OP designation is Rural Residential Parcel is zoned Hazard Land (HL). 		

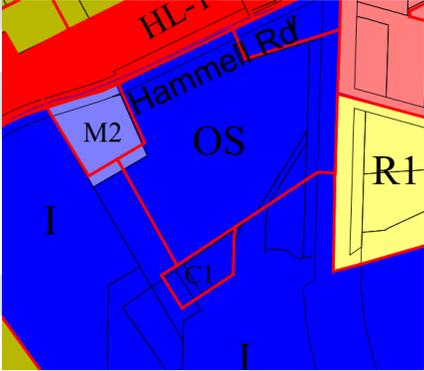
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
2. OP Designation: Townsite Residential			
<p>6. Located in the Townsite of Cochenour, along the south side of Service Road.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Existing use is a water treatment plant.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Institutional and rezoned to I.
<p>7. Located in the Townsites of McKenzie Island and Cochenour, north of William Street.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation change required.</p> <ul style="list-style-type: none"> Light industrial uses are not permitted in the Townsite Residential designation. Redesignate to Industrial.
<p>8. Located along Goldshore Road, west of Howey Bay.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Bell Canada utilities located on this parcel.</p> <ul style="list-style-type: none"> Lands to be redesignated and rezoned to Institutional to reflect usage by a public authority, i.e., utilities.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
<p>9. Located south of Forestry Road.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Existing use of the lands is a cemetery and lift station.</p> <ul style="list-style-type: none"> Cemetery to be redesignated to Open Space and rezoned to OS. Lift station lands to be redesignated to Institutional and rezoned to I.
<p>10. Located south of Red Lake.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Hazard Lands (HL). 		<p>OP designation change required. Parcel is municipally-owned.</p> <ul style="list-style-type: none"> Parcel to be rezoned to R1 with application of new Hazard Lands (HL) Overlay.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
11. Located in the Townsite of Balmertown, south of Pine Road.	A: <ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). B: <ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Institutional (I). 		<p>A: M1 Exception Zone to be added. Existing use is light industrial.</p> <p>B: Zone code change required. Existing use is an assisted living centre with support services.</p> <ul style="list-style-type: none"> Parcel to be rezoned to Residential with a site-specific exception to recognize the existing use.
12. Located in the Townsite of Balmertown, along McNeely Road.	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Mineral Mining (MM). 		<p>Zone code change required. Lands are municipally-owned and are vacant.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Open Space and rezoned to OS.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
<p>13. Located is the Townsite of Madeson, on the corner of Main Street and Madesen Drive.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Lands are municipally-owned with a lift station.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Institutional and rezoned to I.
<p>14. Located is the Townsite of Madeson, on the northside of Lake Road.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential Parcel is zoned Light Industrial (M1-h) 		<p>OP designation change required.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Industrial Area to align with M1-h zoning.
<p>15. Located in the Townsite of Madeson, along the west side of Main Street.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Two (2) parcels are zoned Light Industrial (M), which is not a Zone in the existing ZBL. 		<p>OP designation and Zone code change required.</p> <ul style="list-style-type: none"> Parcels (2) to be redesignated to Open Space and rezoned to OS.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
16. South of Young Street Business Park	<ul style="list-style-type: none"> OP designation is Townsite Residential and Highway Commercial. Parcels are zoned Environmental Protection (EP), Residential (R1), Highway Commercial (C3). 		<p>R2 and C3 Zone boundaries to be revised to match existing lot fabric.</p>
<p>OP Designation: Industrial</p>			
17. Industrial-designated lands south of Harry's Corner	<ul style="list-style-type: none"> OP designation is Industrial. Parcels are zoned Highway Commercial (C3). 		<ul style="list-style-type: none"> Rectangular parcel (auto salvage yard) to be redesignated in its entirety to Industrial. Remaining parcel to be redesignated to Townsite Residential and added to the existing R1-h1 Zone.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
OP Designation: Townsite Employment Area			
18. Phil Vinet Park: Located on the southwest corner of Highway 105 and Hammel Road.	<ul style="list-style-type: none"> OP designation is Townsite Employment. Parcel is zoned Open Space (OS). 		<ul style="list-style-type: none"> Conformity issue. Parcel to be redesignated to Parks and Open Space.
19. Pharmacy, ambulance, medical base located south of Phil Vinet Park	<ul style="list-style-type: none"> OP designation is Townsite Employment. Parcels are zoned Institutional (I). 		<ul style="list-style-type: none"> Ambulance base, medical centre to be redesignated to Institutional to align with I zoning. Pharmacy, which is currently zoned C1 to be redesignated to Townsite Commercial Mixed Use.

5 Conclusion

In conclusion, the preliminary policy directions and recommendations outlined in this Report provide the foundation for revisions to existing Official Plan policies and existing Zoning By-law provisions, and the inclusion of new policies based on Provincial direction and input from Council, Staff, external commenting agencies, and the community through the first Public Open House held on November 6, 2025. The new Official Plan policies will be implemented through the Zoning By-law Review, which is being undertaken concurrently with the Official Plan Review.

The recommendations for updates to the Municipality's Official Plan as proposed in this Draft OP Policy Directions and Zoning Recommendations Report will be presented at a Virtual Special Meeting of Council on March 23, 2026, in accordance with Section 26 of the Planning Act, to seek Council direction to proceed with preparation of the Draft Official Plan. This Report will be finalized based on Council's direction following the Special Meeting.

Appendix A

Provincial Planning Statement, 2024 Review Table

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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
<p>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.</p>		
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Section 1.3. – Basis of the Plan</p> <p>Section 3.1 – Settlement Areas</p> <p>Section 4.1 – Townsite Residential Area</p>	<p>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.</p>
<p>2.1.6 Planning authorities should support the achievement of complete communities by:</p> <ul style="list-style-type: none"> a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service 	<p>Section 2 – Municipal Vision</p> <p>Section 3.2 – Affordable Housing</p> <p>Section 3.7 – Secondary Dwelling Units</p>	<p>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.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>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;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and</p> <p>c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</p>		<p>Update term to “additional dwelling units” per Planning Act changes.</p> <p>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.</p> <p>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.</p>
2.2 Housing		
<p>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:</p> <p>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;</p> <p>b) permitting and facilitating:</p>	<p>Section 2 – Municipal Vision</p> <p>Section 3.1 – Settlement Areas</p> <p>Section 3.2 – Affordable Housing</p> <p>Section 3.7 – Secondary Dwelling Units</p> <p>Section 4.1 – Townsite Residential Area</p> <p>Section 7.4 – Trail Pathway System</p>	<p>Consider including policies in Section 3.1 that facilitate residential intensification on underutilized lands within the Settlement Areas of Red Lake.</p> <p>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.</p> <p>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.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>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</p> <p>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;</p> <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.</p>		<p>Include policies that support densities for new housing, which consider increased usage of active transportation options in the Town.</p>
<p>2.3 Settlement Areas and Settlement Area Boundary Expansions</p>		
<p>2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p>	<p>Section 3.1 – Settlement Areas</p>	<p>Section 3.1 establishes the five (5) existing townsites (i.e., Settlement Areas) in the</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<ul style="list-style-type: none"> 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. 		<p>Municipality and identifies opportunities for residential infill within these areas.</p> <p>Update Section 3.1 to further support the optimization of existing and planned infrastructure.</p>
<p>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.</p> <p>2.3.1.4 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.</p> <p>2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions [...]</p>	Section 3.1 – Settlement Areas	<p>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.</p> <p>Consider establishing density targets for designated growth areas within certain townsites (i.e., Settlement Areas), as appropriate.</p> <p>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.</p>
<p>2.3.1.6 Planning authorities should establish and implement phasing policies, where appropriate, to</p>	N/A	<p>If designated growth areas are established within the townsites (i.e., Settlement Areas), consider adding specific phasing policies to</p>

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.
<p>2.3.2 New Settlement Areas and Settlement Area Boundary Expansions</p> <p>2.3.2.1</p> <p>In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:</p> <ul style="list-style-type: none"> 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. 	<p>Section 3.1 – Settlement Areas</p> <p>Section 8.2 – Amendments to the Official Plan</p>	<p>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.</p> <p>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.</p> <p>Consider adding new subsections to Section 3.1 that establish each of the Municipality’s Settlement Area(s) and associated policies.</p>
<p>2.3.2.2</p> <p>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.</p>	<p>Section 1.4 – Township Growth</p> <p>Section 8.2 – Amendments to the Official Plan</p>	<p>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).</p>
2.4 Strategic Growth Areas		
<p>2.4.1.1</p> <p>Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.</p>	N/A	<p>Through the OP Review, consider identifying strategic growth areas in the Municipality.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>2.4.1.2</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Section 1.1</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>2.4.1.3</p> <p>Planning authorities should:</p>	<p>N/A</p>	<p>Through the OP Review, consider identifying strategic growth areas in the Municipality.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<ul style="list-style-type: none"> 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. 		<p>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.</p>
2.6 Rural Lands in Municipalities		
<p>2.6 1. On rural lands located in municipalities, permitted uses are:</p> <ul style="list-style-type: none"> 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; 	<p>Section 8.8 – Lot Creation</p> <p>Section 4.8 Natural Resources Area</p>	<p>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.</p> <p>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.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;</p> <p>e) home occupations and home industries;</p> <p>f) cemeteries; and</p> <p>g) other rural land uses.</p> <p>2. Development that can be sustained by rural service levels should be promoted.</p> <p>3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.</p> <p>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.</p> <p>5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</p>		<p>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.</p>
2.8 Employment		
<p>2.8.1 Supporting a Modern Economy</p> <p>2.8.1.1</p> <p>Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range</p>	<p>Section 2.1 – Vision</p> <p>Section 2.2 – Guiding Principles and Objectives</p> <p>Section 3.3 – Land Use Compatibility</p>	<p>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.</p> <p>Consider including policies that encourage co-location of light commercial uses to nearby residential uses or within mixed-use areas</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>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;</p> <p>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;</p> <p>d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and</p> <p>e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</p>	<p>Section 4.2 – Townsite Employment Area</p>	<p>where such uses do not cause adverse impacts (i.e., small-scale business).</p> <p>Consider updating the OP vision, objectives, and goals to promote further exploration of strategies for economic diversification, targeted employment opportunities, and new industries.</p> <p>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.</p>
<p>2.8.2 Employment Areas</p>		
<p>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.</p> <p>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</p>	<p>Section 3.3 – Land Use Compatibility</p>	<p>Review Section 3.3 land use conflict mitigation policies in relation to PPS Section 2.8.1.2 and other relevant policy.</p> <p>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.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.</p> <p>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.</p>		
<p>2.8.2.3 Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:</p> <ul style="list-style-type: none"> 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 	<p>Section 3.3 – Land Use Compatibility</p> <p>Section 4.2 – Townsite Employment Area</p> <p>Section 4.5 – Industrial Area</p>	<p>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.</p> <p>Section 4.5 – Industrial Area permits industrial uses consistent with the 2024 PPS definition of “employment area uses”.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.</p>		
<p>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.</p>	<p>N/A</p>	<p>A review of the Municipality's employment areas is being undertaken as part of the OP Review.</p>
<p>2.8.2.5 Planning authorities may remove lands from employment areas only where it has been demonstrated that:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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; 	<p>Section 8.10 Pre-Application Consultation and Prescribed Information for Planning Applications</p>	<p>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.</p> <p>Consider including a new OP section that sets out criteria for removing lands from employment areas consistent with the 2024 PPS.</p>

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

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>gas emissions and build community resilience to the impacts of a changing climate.</p>		
<p>Chapter 3: Infrastructure and Facilities</p>		
<p>3.1 General Policies for Infrastructure and Public Service Facilities</p>		
<p>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.</p>	<p>N/A</p>	<p>Include policies that address and support the delivery of efficient and effective emergency management services.</p>
<p>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.</p>	<p>Section 4.1 – Townsite Residential Area</p>	<p>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.</p>
<p>3.3 Transportation and Infrastructure Corridors</p>		
<p>3.3.5 The co-location of linear infrastructure should be promoted, where appropriate.</p>	<p>N/A</p>	<p>Include policies that encourage the development of linear infrastructure along existing corridors, where appropriate.</p>
<p>3.4 Airports, Rail, and Marine Facilities</p>		
<p>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</p>	<p>Section 3.3 – Land Use Compatibility Section 7.6 – Airports</p>	<p>Review and update policies in Sections 3.3 and 7.6 for consistency with Section 3.4 of the 2024 PPS.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>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.</p> <p>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.</p>		
3.5 Land Use Compatibility		
<p>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.</p>	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.
<p>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</p>	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
<p>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.</p>		
<p>3.6 Sewage, Water and Stormwater</p>		
<p>3.6.1 Planning for sewage and water services shall:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	<p>Section 5.6 – Water</p> <p>Section 6.1 – Municipal Services</p> <p>Section 6.2 – Private Services</p> <p>Section 6.3 – Partial and Communal Services</p>	<p>Consider including policies which acknowledge potential impacts of a changing climate on the Municipality’s municipal services.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>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</p> <p>f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.</p>		
<p>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.</p>	<p>Section 6.2 – Private Services</p> <p>Section 6.3 – Partial and Communal Services</p>	<p>No changes required.</p>
<p>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.</p> <p>At the time of the official plan review or update, planning authorities should assess the long-term</p>	<p>Section 6.2 – Private Services</p> <p>Section 6.3 – Partial and Communal Services</p>	<p>Include policies that direct planning authorities to assess the long-term impacts of individual on-site services.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>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.</p>		
<p>3.6.5 Partial services shall only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> 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. 	<p>Section 6.3 – Partial and Communal Services</p>	<p>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.</p>
<p>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.</p>	<p>Section 6.3 – Partial and Communal Services</p>	<p>Include policies to conditionally permit infilling on existing lots of record where logical and financially viable, and where site conditions are suitable.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>3.6.8 Planning for stormwater management shall:</p> <ul style="list-style-type: none"> 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. 	<p>Section 5.6 – Water</p>	<p>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.</p> <p>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.</p>
<p>3.8 Energy Supply</p>		
<p>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,</p>	<p>Section 1.1 – Purpose of the Official Plan</p>	<p>Consider adding a new policy section in the OP that addresses matters of energy efficiency and sustainability.</p>

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
<p>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.</p>	N/A	Consider adding policies that address new agricultural uses.
<p>4.3.6 Supporting Local Food and the Agri-food Network</p> <p>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.</p>	N/A	Consider adding a new OP section that supports urban agricultural uses and opportunities/partnerships in the Municipality.
4.5 Mineral Aggregate Resources		
<p>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.</p>	<p>Section 5.10 –Mineral Aggregate Resources</p> <p>Section 5.11 – Mineral Mining Resources</p>	Sections 5.10 and 5.11 addresses mineral aggregate resources and mining resources. No changes required.
<p>4.5.2.5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which</p>	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.		<p>consult with the Ministry of Energy and Mines and undertake any remediation measures, as required.</p> <p>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.</p>
Chapter 6 Implementation and Interpretation		
6.2 Coordination		
<p>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.</p>	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.

Appendix B

Draft Official Plan Table of Contents

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Appendices

- Appendix A Provincial Planning Statement, 2024 Review Table
- Appendix B Draft Official Plan Table of Contents
- Appendix C Official Plan (October 2015) and Zoning By-law (November 2015) Overlay Maps

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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.

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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 Official Plan 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.

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 Report Overview

This OP Policy Directions and Zoning Recommendations Report (the "Report") has been prepared to present recommendations for key policy and zoning provision changes that will need to be addressed as part of the OP and ZBL Review. The recommendations seek to address Provincial requirements, while reflecting local interests and being sensitive to the existing context and the community's vision for the future. This Report builds on the Final Background Report (November 2025) that contains information on key matters related to:

- The new Provincial Planning Statement, 2024 (2024 PPS) (**Appendix A** of this Report contains a detailed analysis of the policy issues to be addressed in the Municipality of Red Lake's new Official Plan, in order to be consistent with the PPS);
- Local municipal plans and policies completed since 2015;
- Other Acts that have come into effect since the existing OP was approved and existing ZBL was adopted;
- Information provided through the One Window consultation meeting with the Ministry of Municipal Affairs and Housing and other Provincial ministries held on October 14, 2025; and
- Input received at the Virtual Special Meeting of Council on March 23, 2026, in accordance with Section 26 of the Planning Act, to seek Council direction to proceed with preparation of the Draft OP.

Additionally, local matters relevant to the OP and ZBL Review have been identified in consultation with Municipal staff and community members through the first Public Open House held on November 6, 2025, and through the online survey, which was open for responses from October 6, 2025 to November 6, 2025.

The results and findings of the Public Open House and online survey are summarized in an “As We Heard It” section in the Final Background Report (November 2025), which is available for review at the Municipality’s project webpage at:

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

2 Official Plan Policy Directions

This section provides recommendations to address key local and provincial planning issues in the new Official Plan (OP). Proposed preliminary policy directions and recommendations are numbered and identified in **Table 2-2** and will be presented at a Special Meeting of Council on March 23, 2026, as required under Section 26 of the Planning Act.

A Draft Official Plan Table of Contents is included for consideration under **Appendix B** of this Report.

Table 2-2 summarizes the current land use designations and policy overlays in the existing OP, and recommendations for proposed changes to their structure are shown in bolded text in **Table 2-1** below:

Table 2-1: Proposed Land Use Designations – Draft Official Plan

Current (Official Plan, 2015)	Proposed (Draft Official Plan)
Land Use Designations	
Townsite Residential Area	Townsite Residential
Townsite Employment Area	Townsite Commercial Mixed-Use
Highway Commercial Area	Highway Commercial
Open Space	Open Space
Industrial Area	Industrial Area
Rural Residential Area	Rural Residential Shoreline Residential
Rural Commercial Area	Rural Commercial
Natural Resources Area	Natural Resources Area
Waste Disposal Site	N/A
Environmental Protection Area	Environmental Protection
Hazard Land	N/A – To be implemented through a new Policy Overlay.
N/A	Institutional

Current (Official Plan, 2015)	Proposed (Draft Official Plan)
N/A	Airport Area
N/A	Crown Land Area
Policy Overlays	
N/A	Waste Disposal Site Overlay
N/A	Hazard Land Policy Overlay
Crown Land Overlay	N/A

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Table 2-2: Preliminary Official Plan Policy Recommendations

Rec #	Official Plan Policy Recommendation	Rationale
Legislative and Regulatory Changes		
1	<p>Update OP policies to reflect the legislative changes associated with the new Bills and changes to the Planning Act. It is recommended that the Municipality repeal its existing OP and adopt a new OP, with a 20-year planning horizon to the year 2045. Under the Planning Act, the new OP would not be required to be reviewed for 10 years.</p>	<p>A number of Provincial Acts have come into force since the Municipality's last Official Plan Review in 2015, resulting in significant amendments to the Planning Act. The new OP will comply with these amendments resulting from new Bills, which include:</p> <ul style="list-style-type: none"> • Smart Growth for our Communities Act, 2015 (Bill 73); • Promoting Affordable Housing Act, 2016 (Bill 7); • Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139); • The More Homes, More Choices Act, 2019 (Bill 108); • More Homes for Everyone Act, 2022 (Bill 109); • More Homes Built Faster Act, 2022 (Bill 23); • Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97); • The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185); • The Homeowner Protection Act, 2024 (Bill 200); • Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5);

Rec #	Official Plan Policy Recommendation	Rationale
		<ul style="list-style-type: none"> • Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17); • Fighting Delays, Building Faster Act, 2025 (Bill 60) (Please Note: Bill 60 received Royal Assent on November 27, 2025); and • Protect Ontario by Cutting Red Tape Act, 2025 (Bill 46) (Please Note: Bill 46 received Royal Assent on December 11, 2025).
Establishing a Vision		
2	<p>Establish a new vision for the OP based on community input received and the Final Background Report. The vision should be centered on the theme of an accessible, caring community that is evolving to meet the needs of local residents of all ages, including seniors, youth, and workforce.</p> <p>The proposed Draft OP vision as follows: “Red Lake shall be a supportive, caring Northwestern community that will be well-positioned to adapt to provide for residents of all ages, and opportunities for youth and an evolving workforce”.</p>	<p>The OP will establish a vision and updated community priorities (Guiding Principles and Objectives, as noted in Section 2 of the in-effect Official Plan) to guide development over the next 20 years, to the year 2045. A vision is an aspirational statement that identifies what is important to the community, now and in the future. Community priorities establish focus areas based on the overall OP vision.</p>

Rec #	Official Plan Policy Recommendation	Rationale
3	<p>Building on the draft vision, identify updated OP community priorities that will guide the development of the new OP policies. Recommended Draft OP community objectives include:</p> <ul style="list-style-type: none"> • Priority #1: Supporting Liveable Communities (Housing, parks and public facilities, age-friendly planning, community improvement). • Priority #2: Embracing Industry and Growth (Supporting a range of services and businesses, planning for industrial uses, land use compatibility, infrastructure); and • Priority #3: Stewardship of the Natural Environment and Resources (Natural heritage protection and preservation, archaeological and cultural heritage resources, natural resource planning and management). 	
Planning for Growth		
4	<p>Expand the Settlement Area boundary by 23 – 215.1 gross ha to accommodate future anticipated industrial and institutional growth as</p>	<p>As part of the OP Review process, InterGroup Consultants Ltd. completed a “Business Gap Analysis” (dated August 7, 2025) and a “Community Capacity Study” (dated October 16, 2025) to determine population, dwelling, and employment projections to the</p>

Rec #	Official Plan Policy Recommendation	Rationale
	<p>identified in the Potential Growth Projection in the Community Capacity Study (2025).</p>	<p>year 2045, as well as an analysis of the Municipality’s vacant lands and residential and employment land needs. The Business Gap Analysis and Community Capacity Study present two (2) sets of projections for the Municipality:</p> <ul style="list-style-type: none"> • Baseline Projection – Based on annual historical estimates from 1996 - 2021, and annual projections to the year 2045, including existing mining and road development projects, such as the Evolution Mine. • Potential Growth Projection – Reflects potential impacts of planned mining, road and development projects, including the Evolution Mine, Great Bear Project, PAK Lithium Project, and the Berens River Bridge and Road project, which are proposed to be located in, and in proximity to the Municipality. <p>Based on the findings from the Business Gap Analysis and Community Capacity Study, the Baseline and Potential Growth Projections represent a potential range of growth of approximately 0.35% to 1.37% annually for the Municipality to the year 2045. The Municipality may expect a demand ranging from an additional total of 23 gross ha to approximately 215.1 gross ha to the year 2045. In both projections, there is sufficient residential land (175.4 ha supply) to meet growth needs over the next 20 years to 2045. For the Potential Growth Projection, there will be a shortage of land zoned for industrial (1.4 ha available; 125 ha required) and institutional (1.1 ha available; 20.6 ha required). Through</p>

Rec #	Official Plan Policy Recommendation	Rationale
		<p>the Official Plan Review, additional lands to be designated for institutional and industrial will be confirmed.</p> <p>The detailed findings of the Business Gap Analysis and Community Capacity Study are presented in the Final Background Report (November 2025), which is available for review on the Municipality's project webpage.</p>
5	<p>Redesignate lands in the OP to accommodate the projected growth and land use needs, and revise or develop associated policies to ensure an appropriate range and mix of land uses are permitted to support the creation of complete communities in the Municipality.</p>	<p>Land use designations established through an OP, provide a framework to guide growth and development, protect resources, and minimize land use impacts. An overview of the proposed changes to land use designations and policy overlays through the OP Review are shown in Table 2-1, and include:</p> <ul style="list-style-type: none"> • A new Shoreline Residential designation is proposed to be added as a new designation, which encompasses lands along the shoreline that are currently designated Rural Residential Area. Based on feedback from Municipal Staff, this new designation is intended to support the unique character of residential uses along the shoreline while ensuring appropriate environmental protection and shoreline management. • Redesignating lands currently designated as Townsite Employment Area, to Townsite Mixed-Use or Townsite Commercial. Based on feedback from Municipal Staff, it was identified that the current Townsite Employment Area

Rec #	Official Plan Policy Recommendation	Rationale
		<p>be revised to expand permitted uses to include mixed-use and commercial uses.</p> <ul style="list-style-type: none"> • Establishing a new Institutional designation. Through consultation with Municipal Staff, it is recommended that a new Institutional designation be established to align with the current OP Schedules, which include this designation, but does not include policies. The new OP will clearly identify this land use designation and supporting policies. • Establishing a new Airport Area designation. The Municipal Airport and lands in proximity to the Airport are currently designated as Industrial Area. Due the 2024 PPS update to the definition of “employment areas”, the Industrial Area designation will be reviewed and updated to ensure that only employment uses under the PPS definition are permitted. A new designation for the Airport and surrounding lands is proposed in order to recognize this special use, and to support airport operations and supporting commercial and light industrial uses such as warehousing, shipping/receiving, transportation depots, car rental services, accommodation, and restaurants. • Establishing a new Crown Land Area designation. The current OP includes a Crown Land Overlay, which is proposed to be updated to a land use designation instead to ensure policy interpretation is clear. These lands are those

Rec #	Official Plan Policy Recommendation	Rationale
		<p>that are not under jurisdiction of the Municipality, so it is important they are clearly identified.</p> <ul style="list-style-type: none"> • Remove the existing Hazard Lands designation and replace with a new Hazard Lands Policy Overlay. The existing Hazard Lands designation currently applies to lands and features containing mining hazards, including existing operational mines, and natural heritage features. It is recommended that: <ul style="list-style-type: none"> ○ The Hazard Lands designation be removed and applied as Policy Overlay in order to provide a clearer approach for hazard lands and ensuring that any development in proximity to hazard lands is protected with appropriate mitigation measures; ○ Lands currently designated as Hazard Lands be redesignated with a new parent designation such as Environmental Protection, Natural Resources Area, etc. ○ Abandoned mine hazards, active mining operations, and natural heritage features be shown on a new Schedule C – Natural Heritage and Development Constraints, with associated policies in the Draft OP that addresses these features.
6	Review Section 4.5 Industrial Area to ensure that employment uses consistent with the	The 2024 PPS has made updates to employment uses as per the new definition of “employment areas” and provides policies for

Rec #	Official Plan Policy Recommendation	Rationale
	definition of “employment area” in the 2024 PPS are permitted in the Industrial Area land use designation.	Employment Areas to ensure they are preserved and protected for current and future uses and needs. The existing Townsite Employment Area and Industrial Area designations in the OP will be reviewed to ensure that permitted uses for employment lands are consistent with the 2024 PPS. The Townsite Employment Area designation is proposed to be renamed to ‘Townsite Mixed Use Area’ or ‘Townsite Commercial’ in order to distinguish the permitted commercial uses in this designation from the true industrial uses permitted in the Industrial Area designation under the 2024 PPS definition.
7	Review and update Section 8.2 Amendments to the OP to include revised policies for employment land conversions outside of a comprehensive review.	OP policies will be updated to address new requirements for the conversion of industrial lands and appropriate transition from sensitive land uses to industrial/employment uses.
8	Update OP policies to reflect the 2024 PPS and establish policies to enable development and facilitate the availability of a full range of housing types (e.g., purpose-built rental housing, rent-geared-to-income housing, housing that is accessible, deeply affordable housing, etc.), to meet a range of identified needs. This would also include policies related to partnerships and funding and grant programs to facilitate the development of non-market housing.	The current OP Section 3.2 Affordable Housing provides policies for affordable housing but does not establish minimum affordable housing targets. OP policies will be updated to prioritize the development of housing options and diversity to align with the objectives of the Municipality’s Community Improvement Plan (2017). The 2024 PPS requires planning authorities to establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households.

Rec #	Official Plan Policy Recommendation	Rationale
9	<p>Update OP policies for additional residential units (ARUs), subject to relevant planning considerations and for conformity with the Planning Act and O.Reg. 299/199. Add policies that allow a wider range of housing types to facilitate increased housing options and higher densities within certain areas of the Municipality with adequate servicing capacity.</p> <p>Allow one (1) ARU in rural areas subject to adequate servicing as reviewed and confirmed by the Municipality.</p>	<p>Additional residential units are self-contained residential dwelling units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling (e.g., basement apartments, in-law flats, garden suites).</p> <p>Section 2.7 Secondary Dwelling Units in the Municipality's current OP allows the development of one (1) secondary dwelling unit (i.e., additional residential unit) in residential designations (except for the Recreational Residential) within a single-detached, semi-detached, and townhouse dwellings, subject to specific provisions.</p> <p>Bill 23, the More Homes Built Faster Act, 2022 amended the Planning Act to permit up to three (3) residential units per lot as-of-right on lots located within urban lands in the Municipality's townships (i.e., settlement areas) that are on full municipal services.</p>
10	<p>In the Residential designation section, add high-level policies that acknowledge the future long-term planned growth for Harry's Corner in the township of Red Lake.</p>	<p>The Municipality has recently acquired approximately 66 hectares (163 acres) of Crown land, referred to as "Harry's Corner", which is located in proximity to Highways 125 and 105 in the township of Red Lake. Additional studies are being undertaken to support the preliminary planning work for Harry's Corner. A Conceptual Plan was prepared that contemplates a mix of uses for Harry's Corner and adjacent lands, including low-density and medium density residential, commercial, and open space / conservation lands. As the ultimate build-out of Harry's Corner is considered to be a medium to long-term opportunity beyond 2045, redesignation of the lands will not proceed at this time as part of this Official Plan Review. The Municipality may choose to redesignate the Harry's</p>

Rec #	Official Plan Policy Recommendation	Rationale
		Corner lands as part of a future Municipality-initiated amendment or through a future Official Plan Review.
11	Consider adding an OP policy that would enable the Municipality to enact a by-law or licensing system to regulate the development of Short-Term Rentals (STRs) .	<p>Short-term rentals (STRs) refer to private rentals of a dwelling (e.g. house, townhouse, condominium, apartment and secondary suites) for less than 28 days (e.g. through online platforms like Airbnb, booking). The current OP does not include policies related to STRs.</p> <p>Provincial policy does not regulate short-term accommodations; however, the 2024 PPS supports the development of an appropriate range and mix of housing options (including rental housing) and densities.</p>
12	Update OP policies to provide high-level policies for Home Occupations and Home Industries. It is noted that the ZBL will include more detailed zoning requirements for these uses.	<p>A Home Occupation is a home-based business located on a residential lot, accessory to the main residential use of the property, and operated by the occupant of the lot.</p> <p>A Home Industry is a small-scale industrial operation that is carried out in a whole or part of an accessory building, typically related to agricultural uses.</p> <p>Section 3.5 Home occupations of the current OP does not distinguish Home Occupations and Home Industries. The 2024 PPS expressly permits the use of home occupations and home industries within rural lands.</p>

Rec #	Official Plan Policy Recommendation	Rationale
13	Update policies in Section 3.10 Dormitories in the current OP to reflect updated terminology and consistency with the PPS 2024.	<p>The 2024 PPS supports the development of a wide range of housing options, which include housing arrangements such as, but not limited to, co-ownership housing, student housing, farm worker housing, housing related to employment, educational, or institutional uses, etc.</p> <p>Section 3.10 Dormitories in the current OP includes policies to temporary housing or work camp facilities associated with resource development. Consider expanding the policies in Section 3.10 to recognize additional forms of workforce housing, and identify areas (i.e., surplus land) of the Municipality, including townsites, that may be appropriate for workforce housing, as appropriate.</p>
Supporting Liveable Communities		
14	OP policies, such as housing, transportation, and parks and open space, should be updated to reflect age-friendly considerations, as appropriate.	<p>The OP should be developed through the application of an age-friendly lens to ensure that quality of life can be achieved for all ages and abilities and reflect the planning principles outlined in the Municipality's Accessibility Plan 2021-2026.</p> <p>The 2024 PPS states that strong healthy communities are sustained by accommodating a range and mix of housing types, including housing for older persons, long-term care homes, and improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.</p>

Rec #	Official Plan Policy Recommendation	Rationale
15	<p>Policies supportive of economic development and housing opportunities in collaboration with the neighbouring Indigenous communities, including Anishinaapek of Red Lake; the traditional lands of Lac Seul and Wabauskang First Nations, and Treaty 3 territory.</p> <p>Add a new section that includes policies that address engagement with local Indigenous communities on various planning matters, including development review and planning initiatives/studies.</p>	<p>Indigenous communities not only have statutory rights over Reserve lands, they also have Treaty and inherent rights in their traditional territories which must be respected and affirmed.</p> <p>The Province through the 2024 PPS and Growth Plan for Northern Ontario directs planning authorities to 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 the identification of potential impacts of decisions on the exercise of Indigenous or treaty rights.</p>
16	<p>Policies related to climate change, sustainability, natural heritage, cultural heritage and archaeology, and the environment should be reviewed and updated to include language that supports engagement with, and partnerships with the local Indigenous communities.</p>	<p>The 2024 PPS directs planning authorities to engage with Indigenous communities and ensure their interests are considered with regards to cultural heritage and archaeological resources.</p>
17	<p>Review and update OP policies in Section 8.5 Community Improvement to reflect the Municipality's community improvement priorities and ensuring revitalization, investment, housing, and heritage are formally supported and implemented.</p>	<p>In accordance with the Planning Act, a Community Improvement Plan (CIP) outlines a set of tools and programs that can help guide both municipal action and private investment through its implementation and reporting.</p>

Rec #	Official Plan Policy Recommendation	Rationale
		<p>The Red Lake CIP designates certain areas of the Municipality as Community Improvement Project Areas (CIPAs) which is reflected in the current OP. Section 8.5 Community Improvement designates the townsites of Red Lake, Madsen, Balmertown, Cochenour, and McKenzie Island as CIPAs.</p>
18	<p>Review and update OP policies in Section 7 Transportation to ensure clear identification of provincial highways or roadways under jurisdiction of the Ministry of Transportation (MTO) and update access and entrance requirements.</p>	<p>Clear identification of provincial highways and associated access requirements is essential for maintaining transportation safety, protecting provincial infrastructure, and ensuring compliance with the Public Transportation and Highway Improvement Act (PTHIA). The 2024 PPS emphasizes the importance of protecting transportation corridors and ensuring safe and efficient movement of people and goods. The new OP policies will be updated to align with provincial requirements and support orderly development that is supportive of transportation infrastructure.</p>
19	<p>Review and update OP policies in Section 7.4 Trail Pathway System to support increased usage of active transportation and trail networks in Red Lake.</p>	<p>Active transportation and recreational trails play an important role in supporting an accessible and healthy community, as well as an age-friendly community. Principle 6 of the current OP encourages the provision of a range of accessible transportation options, including active transportation. The PPS 2024 promotes the use of active transportation in efforts to reduce greenhouse gas emissions and prepare for the impacts of a changing climate. Input received at the Public Open House included support for maintenance and continued development of walking trails in the Municipality.</p>

Rec #	Official Plan Policy Recommendation	Rationale
Identification and Protection of Natural, Cultural and Archaeological Heritage Resources		
20	Policies regarding natural heritage features and areas should be revised in accordance with the 2024 PPS and Ministry comments received through the One-Window pre-consultation meeting.	<p>Updates to the natural heritage policies in the OP are required to ensure consistency with the 2024 PPS and the Province's Natural Heritage Reference Manual, Second Edition (2010).</p> <p>A new OP Schedule C is also proposed to illustrate environmental constraints, and natural heritage features as per information from the Province and updated data from Ontario GeoHub.</p>
21	Update OP policies to support the establishment of agricultural uses, agriculture-related uses, and on-farm diversified uses in rural areas in accordance with Provincial standards. Include policies that support urban agriculture and agri-food network in appropriate land use designations to reflect the 2024 PPS.	<p>There are no prime agricultural areas identified in the Municipality, as confirmed through the One Window pre-consultation meeting. Section 4.8 Rural of the current OP should be updated to permit certain agricultural uses, agriculture-related uses, and on-farm diversified uses, as appropriate.</p> <p>The existing agricultural and rural land use OP policies will be reviewed and updated to reflect the 2024 PPS and the Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016), with respect to agricultural uses, agriculture-related uses, and on-farm diversified uses. The 2024 PPS encourages the establishment of near-urban and urban agriculture that support local food networks and foster a strong agri-food network.</p>
22	The archaeological and cultural heritage resource OP policies, including Sections 5.8 and 5.9, should be updated to reflect the 2024 PPS, recently approved Acts, and include the	The Municipality currently does not maintain a municipal cultural heritage registry. There are no designated heritage buildings, heritage conservation districts, cultural heritage landscapes, or

Rec #	Official Plan Policy Recommendation	Rationale
	<p>required archaeological and heritage studies that are to be submitted at the time of a development application.</p>	<p>other properties of cultural heritage value or interest located within the Municipality.</p> <p>OP policies and terminology will be updated to reflect the 2024 PPS and recent legislative changes, that have amended changes to the Ontario Heritage Act (OHA). Specifically, the references to the following definitions will be updated or added:</p> <ul style="list-style-type: none"> • Archaeological resources; • Built heritage resource; • Cultural heritage landscape; • Conserved; • Protected heritage property; and • Adjacent lands.
23	<p>Consider establishing OP policies related to standard shoreline development to address shoreline setbacks, lands covered by water, and limitations on permitted uses within these areas.</p>	<p>The current OP does not include standard shoreline development policies. Establishing these policies will support the Municipality in regulating land use in these areas and minimize impacts of natural hazards related to shorelines and waterbodies.</p>
24	<p>Update Section 5.8 Cultural Heritage Resources of the OP to enable the Municipality to maintain a heritage register that is regularly updated and available on a publicly accessible website.</p>	<p>To align with the 2024 PPS and OHA, and as identified by comments received from the Ministry of Citizenship and Multiculturalism (MCM), OP policies will be updated to state that the Municipality will maintain a heritage register which includes properties designated under the OHA, and Non-designated properties believed to be of cultural heritage value or interest, in accordance with the OHA.</p>

Rec #	Official Plan Policy Recommendation	Rationale
		<p>The register will be available on a publicly accessible website and will be updated regularly to ensure effective conservation. This approach supports the 224 PPS direction to conserve cultural heritage resources and promotes public awareness and engagement in heritage preservation.</p>
25	<p>Consider incorporating OP policies related to Site Plan Control and Property Standards By-laws, to conserve cultural heritage resources.</p>	<p>The OP policies in Section 8.4 Site Plan Control of the current OP should be updated to recognize and utilize the Site Plan Control By-law to ensure new development is compatible with and does not adversely impact cultural heritage resources, by requiring the owner of a property with cultural heritage value or interest to satisfy conditions as part of the Site Plan Control agreement with the Municipality.</p> <p>Establish new OP policies related to the Property Standards By-law to conserve cultural heritage resources and direct that Council may amend this By-law to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the OHA.</p>
26	<p>Update Section 5.8 Cultural Heritage Resources to include a new policy requiring consultation and engagement with local Indigenous communities when identifying cultural heritage resources.</p>	<p>The 2024 PPS requires Municipalities to undertake early engagement with local indigenous communities when identifying cultural heritage resources to ensure their interests and considered throughout the process.</p> <p>The new OP will be updated to reflect the requirements for consultation and engagement with local Indigenous communities when identifying cultural heritage resources.</p>

Rec #	Official Plan Policy Recommendation	Rationale
27	Update Section 5.9 Archaeological Resources to include a new policy recognizing terrestrial and/or marine archaeological sites or areas of archaeological potential within the Municipality and clarify archaeological assessment requirements.	<p>The 2024 PPS directs municipalities to conserve significant archaeological resources and ensure appropriate assessment prior to development. New policies will be included in the new OP to strengthen heritage conservation, ensure compliance with provincial requirements, and protect cultural resources of historical significance.</p> <p>Policies of the new OP will be updated to clarify requirements for archaeological assessments for development on known or suspected cemetery or burial sites. This approach supports reconciliation by respecting burial sites and archaeological heritage.</p>
Hazard Lands		
28	Update Section 5.11 Mineral Mining Resources in response to comments received from the Minister of Energy and Mines and update OP Schedules to include all Abandoned Mines Information (AMIS) sites in proximity to the Municipality.	<p>The 2024 PPS requires planning authorities to identify hazardous lands and sites, and manage development in these areas, in accordance with provincial guidance.</p> <p>The OP policies in Section 5.11 Mineral Mining Resources of the current OP will be updated to reflect that requirement for development applications within 1,000 m of an Abandoned Mines Information System (AMIS) site to consult and obtain approval from the Minister of Energy and Mines.</p>
29	Update Section 3.13 Portable Asphalt and Portable Concrete Plants, to allow these to be used on public authority contracts without	To align with the 2024 PPS, new OP policies will be added to Section 3.13 Portable Asphalt and Portable Concrete Plants of the current OP to also include wayside pits and quarries. Policies will allow these uses to be permitted on public authority contracts,

Rec #	Official Plan Policy Recommendation	Rationale
	additional planning approvals, except in sensitive areas.	without the need for an OP amendment, rezoning or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.
Schedules		
30	The OP should include updated Schedules with the most current mapping information available.	<p>Seven (7) OP Schedules are proposed as follows:</p> <ul style="list-style-type: none"> • Schedule A – Rural Area – Land Use Designations: Indicating land use designations in the Municipality’s rural area; and • Schedules B-1 through B-4: Indicating land use designations within the five (5) townships (i.e., Settlement Areas) as follows: <ul style="list-style-type: none"> ○ Schedule B-1: Township of Red Lake – Land Use Designations; ○ Schedule B-2: Townships of McKenzie Island and Cochenour – Land Use Designations; ○ Schedule B-3: Township of Balmertown – Land Use Designations; and ○ Schedule B-4: Township of Madsen – Land Use Designations. • Schedule C – Natural Heritage and Development Constraints: Indicating natural heritage features including wetlands, watercourses, and development constraints such as

Rec #	Official Plan Policy Recommendation	Rationale
		<p>abandoned mine sites (AMIS), mineral aggregate resources, and natural hazard lands.</p> <ul style="list-style-type: none"> Schedule D – Wildland Fire Hazard Areas: This would be a new Schedule that illustrates areas of the Municipality that are identified as having potential for wildland fire hazards.
Administration		
31	Review and update the policies in Section 8.8 Lot Creation.	<p>The Municipality has requested that a review of the consent policies in Section 8.8, specifically Policies 8.8.9 through 8.8.14 be reviewed to ensure that policy requirements meet the requirements of the current Planning Act and PPS, 2024, including adding policy criteria as per Section 2.6 of the PPS, 2024 for consents.</p> <p>Additionally, lot creation for rural and recreational uses over the past 10 years has been relatively low at approximately two (2) lots/year, and a review of the consent policy would be appropriate to determine if further lot creation is appropriate within existing rural/resource-based recreational areas of the Municipality.</p>
32	Consolidate all amendments to the OP that have been adopted by Council since the current OP was approved.	Eleven (11) OP Amendments have been adopted by Council since 2015 that will be reviewed and consolidated in the new OP through the OP Review process.

3 Zoning Recommendations

Concurrently with the Official Plan Review, the Municipality is seeking to develop a new Comprehensive Zoning By-law (ZBL) and associated Schedules. The new ZBL is intended to meet the needs of Red Lake, while conforming to the Planning Act, being consistent with the 2024 PPS, and conforming to and implementing the Municipality’s new Official Plan (OP), once approved by the Ministry of Municipal Affairs and Housing (MMAH). It will translate the land use policies in the OP into detailed provisions to guide development in Red Lake. The Municipality’s existing ZBL 1930-14 (Adopted November 16, 2015) will be repealed and replaced with the new ZBL.

This section of the report forms the basis for the ZBL Review by identifying provisions and regulations within the ZBL that require updates to achieve consistency with the 2024 PPS, and conformity with the new OP. **Table 3-21** sets out a series of actionable recommendations for implementation in the new ZBL.

Table 3-21 presents the proposed land use designations in the Draft OP, as per **Table 2-1**, and the implementing existing Zones in the current ZBL, which are recommended to be maintained, modified, or consolidated into one (1) or more new Zones.

Table 3-1: Implementing Zones and Recommendations – New ZBL

Proposed Land Use Designation in Draft OP	Implementing Zone (Current ZBL, October 2015)	Recommendation
Townsite Residential	Townsite Residential Density 1 Zone (R1) Townsite Residential Density 2 Zone (R2) Mobile Home Residential Zone (R3) Local Commercial (C2)	Maintain, and rename R1 (Townsite Low Density Residential); and R2 (Townsite Medium Density Residential).
Townsite Commercial Mixed-Use	Townsite Commercial Zone (C1) Local Commercial (C2) Tourist Commercial Zone (C4)	Maintain, and rename C1 (Townsite Commercial Mixed-Use).
Highway Commercial	Highway Commercial Zone (C3)	Maintain.
Open Space	Open Space Zone (OS)	Maintain.

Proposed Land Use Designation in Draft OP	Implementing Zone (Current ZBL, October 2015)	Recommendation
Industrial Area	Light Industrial Zone (M1) General Industrial Zone (M2) Heavy Industrial Zone (M3)	Consolidate M2 and M3 Zones into a singular General Industrial Zone (M2), which will include medium-heavy industrial uses.
Rural Residential	Rural Residential Zone (R4)	Maintain.
Shoreline Residential (New)	Rural Residential Zone (R4)	Maintain.
Rural Commercial	Highway Commercial Zone (C3) Tourist Commercial Zone (C4)	Maintain.
Natural Resources Area	Natural Resources Zone (NR) Extractive Industrial Zone (MX) Mineral Mining Zone (MM)	Maintain the NR Zone. Consolidate the MX and MM Zones to a new Extraction and Mining Zone (MX).
Environmental Protection	Environmental Protection Zone (EP)	Maintain.
Hazard Land	Hazard Land Zone (HL)	Remove HL Zone, and include as Zoning Overlay. Underlying lands would be zoned appropriately.
Crown Land Area (New)	Crown Lands Zone (CL) (New)	Add new CL Zone.
Institutional (New)	Institutional Zone (I) (New)	Add new I Zone.
Airport Area (New)	Airport Area Zone (AA) (New)	Add new AA Zone.
Waste Disposal Overlay	N/A	Specific zoning provisions the ZBL to implement the Waste Disposal Overlay.

Table 3-2 presents preliminary recommendations for updates to the Municipality's Zoning By-law, which are informed by municipal best practices, initial input from Municipal staff, and the Draft OP policy directions.

Please note that the proposed recommendations are preliminary in nature at this time. There may be additional recommendations and changes proposed for the new ZBL that are identified through preparation of the Draft OP and subsequent review of the Draft OP by the MMAH.

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Table 3-2: Preliminary Zoning Recommendations

#	Recommendation	Rationale
Administration		
1	Update ZBL for consistency with the 2024 PPS, and implement the new OP.	The new ZBL will need to be consistent with the 2024 PPS, and implement the new OP. The new ZBL will need to identify and address provincial policies in accordance with the Planning Act, which requires municipal council decisions to address the most recent provincial policies in effect.
2	Update the ZBL to ensure it is an enforceable and easily administered document that reflect and anticipate contemporary planning practices.	Updates to the ZBL will eliminate redundant/ repetitive provisions, address administrative improvements, and create new regulations that reflect the current and future planning practice to guide development throughout the Municipality.
Definitions		
3	Review all definitions to ensure that they are contemporary, including deletion or replacement of definitions for uses which are out of date.	A clear and comprehensive Definitions section in a ZBL is critical to ensuring that the By-law can be easily understood and implemented. Section 2 of the current ZBL contains some terms and definitions that are out of date or lack consistency/clarity. For example, the term "Tavern" is used but not defined, and is not consistent with contemporary planning practices and will need to be reviewed, updated, or deleted.
4	Add new ZBL definitions in Section 2 to reflect contemporary terminology any new permitted uses introduced through the new ZBL and any approved ZBL Amendments.	At a minimum, the following definitions will be added, reviewed and/or updated:

#	Recommendation	Rationale
		<ul style="list-style-type: none"> Storage Containers; On-farm Diversified Use; Agriculture-Related Use; Affordable housing; Additional Residential Unit; and Urban Agriculture/Community Garden. <p>Terms referenced in the current ZBL but not defined. The below terms will be reviewed and new definitions will be added as appropriate to include these uses.</p> <ul style="list-style-type: none"> Office; Hydro-electric Facility; Dog Pound; Office, operated by a Public Authority; Water Treatment Facility; Gift Shop; and Forest Products Processing Facility.
5	Review and update zoning illustrations for key technical definitions to assist the reader in interpreting the provisions of the ZBL.	Illustrations can add clarity to complex terms and help visualize general provisions. The current ZBL includes some illustrations for defined terms including yard descriptions, sight triangle, lot lines, building height, dwellings, building envelope, buffer strip and basement. These illustrations will be reviewed and updated (if necessary). Additional illustrations may be added.
General Provisions		
6	Review provisions in Section 3.2 Accessory Uses, Buildings and Structures related to maximum accessory building and structure height, minimum setbacks.	Review and update the regulations related to accessory buildings, including detached garages, carports boat houses, docks, swimming pools, outdoor furnaces, fences within Section 3.2 Accessory Uses, Buildings and Structures to reflect recent community needs. Updates may include: <ul style="list-style-type: none"> Increased building height for accessory buildings. Review provisions for permitted projections.



#	Recommendation	Rationale
		<ul style="list-style-type: none"> • Reduced setbacks from lot lines. • Updates to buffer strip requirements.
7	Update provisions within Section 3.2, and definitions of the current ZBL in conformity with the new OP to replace the term “Dormitory” with “workforce housing”, “workforce accommodation”, or “workforce dormitory”.	Replace definition of “Dormitory” with “workforce housing”, “workforce accommodation”, or “workforce dormitory”, which more accurately describes the intention of this use and provides more clarity. Review and update Section 18.3, 20.3 to reflect updated terminology and add a subsection under Section 3.2 to include provisions relating to this use.
8	Section 3.3 f) Secondary Dwelling Units will be updated to be in conformity with the policies related to additional residential units (ARUs) in the Draft OP, including provisions to expand the permissions of ARUs to allow three (3) residential units on all lots located within the Municipality’s townsites, subject to appropriate servicing and other relevant planning considerations.	Add a new definition for “Additional Residential Unit” to replace and delete the “Secondary Dwelling Unit” definition in the current ZBL. Revise Section 3.3 f) in the current ZBL with provisions for ARUs in conformity with the Planning Act and new OP, to permit a maximum of three (3) ARUs on a parcel of urban residential land (i.e., serviced by municipal water and wastewater services) that contains a single-detached, semi-detached dwelling, or townhouse dwelling. Consider permitting up to one (1) ARU in the rural area subject to serviceability of the lands.
9	Review and update ZBL provisions to address permissions for a range of housing options including new housing forms in appropriate locations, in conformity with the new OP, 2024	The housing option permissions in current ZBL will be reviewed and updated, if required, to expand permitted locations of housing options (where appropriate).

#	Recommendation	Rationale
	PPS and other relevant Provincial legislative and regulatory changes.	
10	Review and update ZBL provisions to support more flexible zoning to allow more permitted uses as-of-right.	The current ZBL will be reviewed to identify areas where zoning permissions can be expanded to support in providing flexibility for developers and economic development. For example, a new term for “Retail Food Store” could be introduced that would be inclusive of a range of uses such as grocery, bakery, deli, etc.
11	Update provisions for home occupations and home industries in Section 3.15 Home Based Business in the current ZBL.	The current ZBL defines home occupation, home industry and home-based business. Section 3.15 of the current ZBL includes provisions for these uses. These provisions should be reviewed and updated to conform with the new OP.
12	Review and update Section 3.22 Parking and Drive-through Facility Requirements in the current ZBL to ensure all permitted uses in the Zones have a corresponding parking space requirement. Review and update provisions related to parking requirements where necessary.	Section 3.22 of the current ZBL will be reviewed and updated as required. Some updates may include: <ul style="list-style-type: none"> • Establish provisions related to charging stations in a parking area or parking lot, to accommodate electric vehicle charging. • Include diagrams to illustrate certain parking regulations. • Review requirements for landscaped areas and buffer strips related to parking lots. • Review provisions related to maximum driveway width.
13	Review minimum parking space requirements within Section 3.22 of the current ZBL and update to reduce or eliminate minimum on-site parking requirements where appropriate.	Section 3.22 of the current ZBL will be reviewed and updated to eliminate or reduce minimum on-site parking requirements for appropriate uses. It is recommended that minimum parking space requirements be removed for the following uses:

#	Recommendation	Rationale
		Multi-unit residential dwellings; and Commercial developments.
14	Review and update Section 3.22 d. Barrier-Free parking Spaces to ensure they meet requirements of Ontario Regulation 191/11, as amended and passed under the Accessibility for Ontarians with Disability Act, 2005 (AODA).	Section 3.22 d. of the current ZBL contains provisions for barrier-free parking. However, these provisions need to be updated to match or exceed the standards passed under the AODA. The following provisions related to barrier-free parking: <ul style="list-style-type: none"> • Distinguish parking size requirements for Type A (minimum width of 3.4 m) and Type B (minimum width of 2.4 m) for an “Obligated Organization” as defined in the AODA. • Add definition of “Obligated Organization”. • Include illustrations of barrier-free parking requirements, such as parking space dimensions and required access aisles.
15	Review and update Setback provisions in Section 3.26 of the current ZBL for special uses including sensitive land uses (i.e., Agricultural, Industrial, etc.), development along shorelines, watercourses, etc.	Establish provisions to regulate development along shorelines, including a review of setback requirements. Additional reviews/updates to setback provisions in Section 3.26 of the current ZBL for the following uses may be conducted, if necessary: <ul style="list-style-type: none"> • Agricultural Uses; • Industrial Uses; • Aggregate Pits and Quarries; • Roads;



#	Recommendation	Rationale
		<ul style="list-style-type: none"> • Sewage Treatment Plant; • Waterbodies and watercourse; • Hazard Lands and Top of Bank; and • Waste Disposal Sites.
16	Establish provisions for Agricultural Uses, Urban Agriculture, On-Farm Diversified Uses, Agricultural-Related uses, and Agri-Tourism uses for conformity with the new OP and consistency with the 2024 PPS.	The current ZBL does not include a specific section related to Agricultural (and related) uses. The new ZBL will establish provisions and definitions for Agricultural Uses, Urban Agriculture, On-Farm Diversified Uses, Agricultural-Related uses, and Agri-Tourism uses. Updates may include: <ul style="list-style-type: none"> • Review and establish minimum lot sizes, setbacks. • Revise the permitted uses in the current Natural Resource (NR) Zone to additional permitted uses related to Agriculture uses.
Zone Provisions		
17	Ensure that the permitted uses in the zones in the new ZBL are aligned with the policies related to permitted uses in the new OP.	The current ZBL sets out 19 Zones, which will be reviewed, updated and consolidated as needed (Table 3-1).
18	Review all zones in the current ZBL, including an assessment of the Hazard Land (HL) Zone, and consolidation and updates to zoning schedules.	The current ZBL includes Section 22 Hazard Land (HL) Zone, which implements the current Hazard Land designation in the current OP. It is recommended that the HL Zone be maintained, but be reviewed to ensure alignment with the intent of the proposed Hazard Land Policy Overlay in the new OP. This approach ensures that zoning continues to provide clear regulatory



#	Recommendation	Rationale
		direction for development in hazardous areas while integrating the OP overlay to reflect updated mapping and policy intent.
19	Review all Zone-specific provisions and update where necessary to align with municipal best practices, and resolve issues identified by Municipal staff in the current ZBL.	Each Zone includes specific lot and building standards for development, including required yards, building height, among others. The following standards under each respective Zone will be reviewed especially, as Municipal staff have identified that requests for minor variance have been requested for the below: <ul style="list-style-type: none"> • 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
20	Review existing Residential Zone permissions and update permissions where appropriate, to support increased residential development and intensification in more areas of the Municipality.	The current R1 Zone allows only two (2) residential units per lot as-of-right. It is recommended that the new ZBL incorporate recommendations from the Municipality’s Community Capacity Study completed in 2025 and explore permitting four units as-of-right in the R1 Zone.

#	Recommendation	Rationale
		<p>The current R2 Zone permits a maximum of four-units within multi-unit and townhouse dwellings. It is recommended to increase the permissions for these dwellings in the R2 Zone to permit up to six units.</p>
21	<p>Review and update zones permissions to allow mixed-use developments where appropriate.</p>	<p>Incorporate recommendations from the Municipality’s Community Capacity Study completed in 2025, to allow mixed-use development in appropriate areas, such as downtown and waterfront Zones in the new ZBL. Increasing permissions for mixed-use developments will help create a supportive environment for economic development within the Municipality.</p>
<p>Document Structure, Format, and Administration</p>		
22	<p>Update the ZBL to improve accessibility and comply with the Accessibility for Ontarians with Disabilities Act (AODA). Updates may include including updating fonts, colours, images and schedules, removing the use of italics and excessive capitalization.</p>	<p>Accessibility should be considered in the format and layout of the ZBL and maps. Consideration may include:</p> <ul style="list-style-type: none"> • Integrate legible and consistent fonts, which include the same body font size throughout the ZBL, avoid the use of italic font and excessive capitalization. • Use colours and images that provide high contrast and clarity • ZBL Schedules should similarly ensure legibility and clarity, to the extent possible.
23	<p>Update the ZBL to be more user-friendly, by modernizing the format of the ZBL to help clarify provisions and regulations, enhance readability</p>	<ul style="list-style-type: none"> • Recommended formatting options for the ZBL include: • Update digital hyperlinks in the Table of Contents.

#	Recommendation	Rationale
	and user comprehension, and improve the administrative function of the document.	<ul style="list-style-type: none"> • Include section dividers and/or icons to promote easier navigation and wayfinding through the document. • Number provisions consistently throughout the document, as follows: Section 1; 1. Main provision; a. sub-provision; i. secondary sub-provision. • Limit the number of provisions which require the reader to cross-reference other provisions in different sections. • Organize lot and building requirements and performance standards (e.g., minimum setback and yard requirements) in consistent tables in each Zone. • Include tables where possible to present zone provisions in a user-friendly manner and to reduce the document length. • Include images / diagrams to illustrate certain definitions and zoning provisions to communicate requirements more clearly.
24	Include a User Guide as a non-operative section within the ZBL to help inform the reader on how to navigate the ZBL and interpret its provisions and Schedules.	Elements that should be considered in a User Guide may include an explanation of the function and purpose of the ZBL, relationship to the OP and other municipal by-laws and regulations, an overview of the structure, difference between Zones and overlays, and the steps in using the ZBL, including how to: <ul style="list-style-type: none"> • Determine and find zoning for your property; • Interpret the zoning code for a property, including any suffixes; • Determine what uses are permitted in the Zone;



#	Recommendation	Rationale
		<ul style="list-style-type: none"> • Determine what Zone provisions apply, and if any general provisions apply; and • Clarify the meaning of a permitted use or other term used in the ZBL, using the definitions section.
25	Consolidate all amendments to the Zoning By-law that have been adopted by Council since the current Zoning By-law was enacted.	37 Zoning By-law Amendments have been adopted by Council since 2015 that will be reviewed and consolidated in the new Zoning By-law through the Review process.

DRAFT

4 Mapping Updates

As noted in **Section 2** of this Report, the new Official Plan (OP) will include updates to the Schedules (i.e., maps) to ensure policy conformity and reflect designations for all lands in the Municipality. Municipal Zoning By-laws (ZBLs) also contain Schedules, which illustrate the applicable Zone for each property located in the Municipality. The current OP and ZBL each include five (5) Schedules – Schedule A through A4 – which establish the land use designations and Zones in the rural area and townsites of the Municipality.

As part of the Review, overlay maps have been prepared by CGIS to identify potential discrepancies and conformity issues between the land use designations and Zones shown in Schedules A through A4 of the current OP and ZBL. It is important to note that the existing land use designations in the OP may be subject to revision through preparation of the Draft Official Plan. Schedules will be updated to correct identified discrepancies and will reflect mapping updates associated with previously approved OP and ZBL Amendments.

Potential discrepancies are summarized in **Table 4-1**, and the overlay maps are included in **Appendix C** of this Report. **Figure 4-1** illustrates the legend and colour-coding for the current OP land use designations, as well as the Zone codes in the current ZBL.

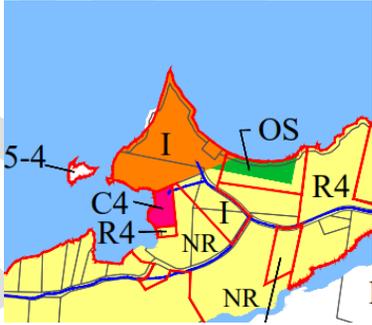
Figure 4-1: Existing OP Land Use Designations and ZBL Zone Codes - Legend

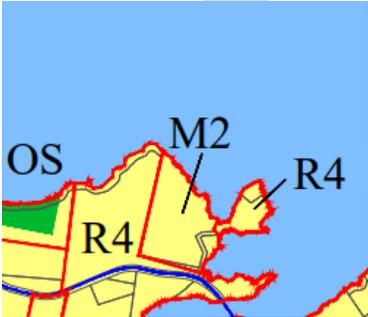
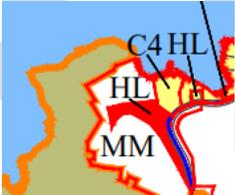
Land Use Designations	Zoning	
Balmertown Residential Overlay	R1 - Townsite Residential Density 1	MX - Extractive Industrial
Environmental Protection	R2 - Townsite Residential Density 2	MM - Mineral Mining
Highway Commercial	R3 - Mobile Home Residential	OS - Open Space
Hazard Lands	R4 - Rural Residential	I - Institutional
Industrial	R5 - Recreational Residential	NR - Natural Resource
Institutional	C1 - Townsite Commercial	HL - Hazard Land
Open Space	C2 - Local Commercial	EP - Environmental Protection
Rural Commercial	C3 - Highway Commercial	
Rural Residential	C4 - Tourist Commercial	
Townsite Employment Area	M1 - Light Industrial	
Townsite Residential Area	M2 - General Industrial	
Waste Disposal	M3 - Heavy Industrial	

The far-right column of **Table 4-1** identifies whether a change may or may not be required in preparation of the Draft OP and Draft ZBL Schedules. **Please note that the identified changes are considered preliminary at this stage of the Review, and additional recommendations and changes may be proposed for the new ZBL through preparation of the Draft OP, and subsequent review of the Draft OP by the MMAH.**

Table 4-1: Potential Mapping Discrepancies / Conformity Issues between the Current OP and ZBL Schedules

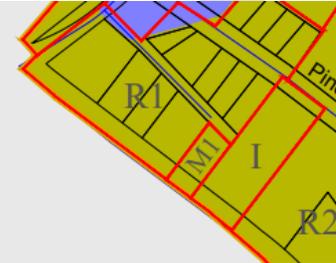
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
1. OP Designation: Rural Residential			
1. 23R-11582, Parts 4 and 9, located off Carlson Drive, along Howey Bay.	<ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned C5-3 per current ZBL Schedules, C5 Zone is not recognized in the current ZBL. Municipal staff confirmed that this parcel is zoned C4-3. 		<p>OP Designation change may be required.</p> <ul style="list-style-type: none"> Rural Residential designation permits permanent residential uses. The C4 Zone is not intended for residential uses. Consider changing designation to Rural Commercial to allow the continued use of the existing seaplane base and mixed-use building containing a dwelling unit and engine repair business. Correct Zone code to C4-3.

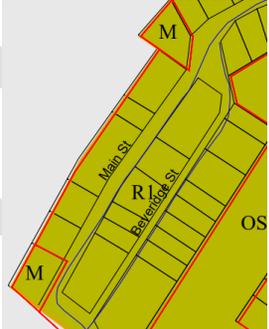
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
<p>2. Located off Lake Drive, along Howey Bay.</p>	<ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned Open Space (OS). 		<p>OP Designation or Zone change may be required and warrants further investigation.</p> <ul style="list-style-type: none"> OP designation is Rural Residential, which is intended for permanent residential uses. The OS Zone is not intended for residential uses. Parcel is Municipally-owned and will be redesignated to Open Space.
<p>3. Parcels are located on the north and south side Saint Pauls Bay.</p>	<ul style="list-style-type: none"> OP designation is Rural Residential. Two parcels are zoned Natural Resource (NR). 		<p>OP designation and Zone change required.</p> <ul style="list-style-type: none"> Parcels are to be redesignated as part of the new Shoreline Residential designation. Accordingly, parcels to be rezoned to Rural Residential (R4).

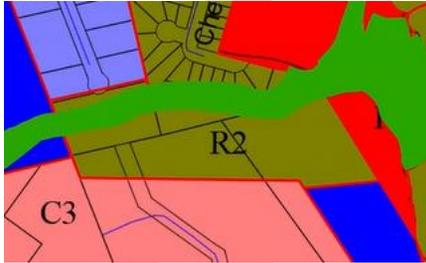
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
4. Parcels are located north of Saint Pauls Bay, along Red Lake.	<ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned General Industrial (M2). 		<p>OP designation change required. Existing use of the lands is outdoor storage (former sawmill).</p> <ul style="list-style-type: none"> To be redesignated to Industrial and M2 zoning to be maintained.
5. Parcels are located north of McMarmac Road, along Red Lake.	A: <ul style="list-style-type: none"> OP designation is Rural Residential. Parcel is zoned Tourist Commercial (C4). 		<p>A: Conformity issue. OP designation change required.</p> <ul style="list-style-type: none"> Rural Residential designation does not permit commercial uses. Lands to be redesignated to Rural Commercial. <p>B:</p> <ul style="list-style-type: none"> Hazard Land Overlay to be applied. Primary designation and Zone to be Rural Residential.
	B: <ul style="list-style-type: none"> OP designation is Rural Residential Parcel is zoned Hazard Land (HL). 		

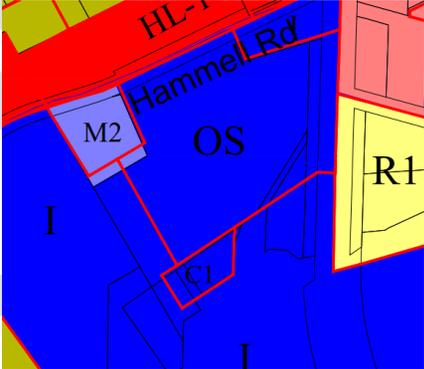
Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
2. OP Designation: Townsite Residential			
<p>6. Located in the Townsite of Cochenour, along the south side of Service Road.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Existing use is a water treatment plant.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Institutional and rezoned to I.
<p>7. Located in the Townsites of McKenzie Island and Cochenour, north of William Street.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation change required.</p> <ul style="list-style-type: none"> Light industrial uses are not permitted in the Townsite Residential designation. Redesignate to Industrial.
<p>8. Located along Goldshore Road, west of Howey Bay.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Bell Canada utilities located on this parcel.</p> <ul style="list-style-type: none"> Lands to be redesignated and rezoned to Institutional to reflect usage by a public authority, i.e., utilities.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
<p>9. Located south of Forestry Road.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Existing use of the lands is a cemetery and lift station.</p> <ul style="list-style-type: none"> Cemetery to be redesignated to Open Space and rezoned to OS. Lift station lands to be redesignated to Institutional and rezoned to I.
<p>10. Located south of Red Lake.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Hazard Lands (HL). 		<p>OP designation change required. Parcel is municipally-owned.</p> <ul style="list-style-type: none"> Parcel to be rezoned to R1 with application of new Hazard Lands (HL) Overlay.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
<p>11. Located in the Townsite of Balmertown, south of Pine Road.</p>	<p>A:</p> <ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). <p>B:</p> <ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Institutional (I). 		<p>A: M1 Exception Zone to be added. Existing use is light industrial.</p> <p>B: Zone code change required. Existing use is an assisted living centre with support services.</p> <ul style="list-style-type: none"> Parcel to be rezoned to Residential with a site-specific exception to recognize the existing use.
<p>12. Located in the Townsite of Balmertown, along McNeely Road.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Mineral Mining (MM). 		<p>Zone code change required. Lands are municipally-owned and are vacant.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Open Space and rezoned to OS.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
<p>13. Located is the Townsite of Madeson, on the corner of Main Street and Madesen Drive.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Parcel is zoned Light Industrial (M1). 		<p>OP designation and Zone code change required. Lands are municipally-owned with a lift station.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Institutional and rezoned to I.
<p>14. Located is the Townsite of Madeson, on the northside of Lake Road.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential Parcel is zoned Light Industrial (M1-h) 		<p>OP designation change required.</p> <ul style="list-style-type: none"> Parcel to be redesignated to Industrial Area to align with M1-h zoning.
<p>15. Located in the Townsite of Madeson, along the west side of Main Street.</p>	<ul style="list-style-type: none"> OP designation is Townsite Residential. Two (2) parcels are zoned Light Industrial (M), which is not a Zone in the existing ZBL. 		<p>OP designation and Zone code change required.</p> <ul style="list-style-type: none"> Parcels (2) to be redesignated to Open Space and rezoned to OS.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
16. South of Young Street Business Park	<ul style="list-style-type: none"> OP designation is Townsite Residential and Highway Commercial. Parcels are zoned Environmental Protection (EP), Residential (R1), Highway Commercial (C3). 		<p>R2 and C3 Zone boundaries to be revised to match existing lot fabric.</p>
<p>OP Designation: Industrial</p>			
17. Industrial-designated lands south of Harry's Corner	<ul style="list-style-type: none"> OP designation is Industrial. Parcels are zoned Highway Commercial (C3). 		<ul style="list-style-type: none"> Rectangular parcel (auto salvage yard) to be redesignated in its entirety to Industrial. Remaining parcel to be redesignated to Townsite Residential and added to the existing R1-h1 Zone.

Area	Designation & Zone Discrepancy	Overlay Map Excerpt	Change Required (Yes/No)
OP Designation: Townsite Employment Area			
18. Phil Vinet Park: Located on the southwest corner of Highway 105 and Hammel Road.	<ul style="list-style-type: none"> OP designation is Townsite Employment. Parcel is zoned Open Space (OS). 		<ul style="list-style-type: none"> Conformity issue. Parcel to be redesignated to Parks and Open Space.
19. Pharmacy, ambulance, medical base located south of Phil Vinet Park	<ul style="list-style-type: none"> OP designation is Townsite Employment. Parcels are zoned Institutional (I). 		<ul style="list-style-type: none"> Ambulance base, medical centre to be redesignated to Institutional to align with I zoning. Pharmacy, which is currently zoned C1 to be redesignated to Townsite Commercial Mixed Use.

5 Conclusion

In conclusion, the preliminary policy directions and recommendations outlined in this Report provide the foundation for revisions to existing Official Plan policies and existing Zoning By-law provisions, and the inclusion of new policies based on Provincial direction and input from Council, Staff, external commenting agencies, and the community through the first Public Open House held on November 6, 2025. The new Official Plan policies will be implemented through the Zoning By-law Review, which is being undertaken concurrently with the Official Plan Review.

The recommendations for updates to the Municipality's Official Plan as proposed in this Draft OP Policy Directions and Zoning Recommendations Report will be presented at a Virtual Special Meeting of Council on March 23, 2026, in accordance with Section 26 of the Planning Act, to seek Council direction to proceed with preparation of the Draft Official Plan. This Report will be finalized based on Council's direction following the Special Meeting.

Appendix A

Provincial Planning Statement, 2024 Review Table

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Appendix B

Draft Official Plan Table of Contents

Appendix C

Official Plan (October 2015) and Zoning By-law
(November 2015) Overlay Maps

Appendix C

Official Plan (October 2015) and Zoning By-law
(November 2015) Overlay Maps

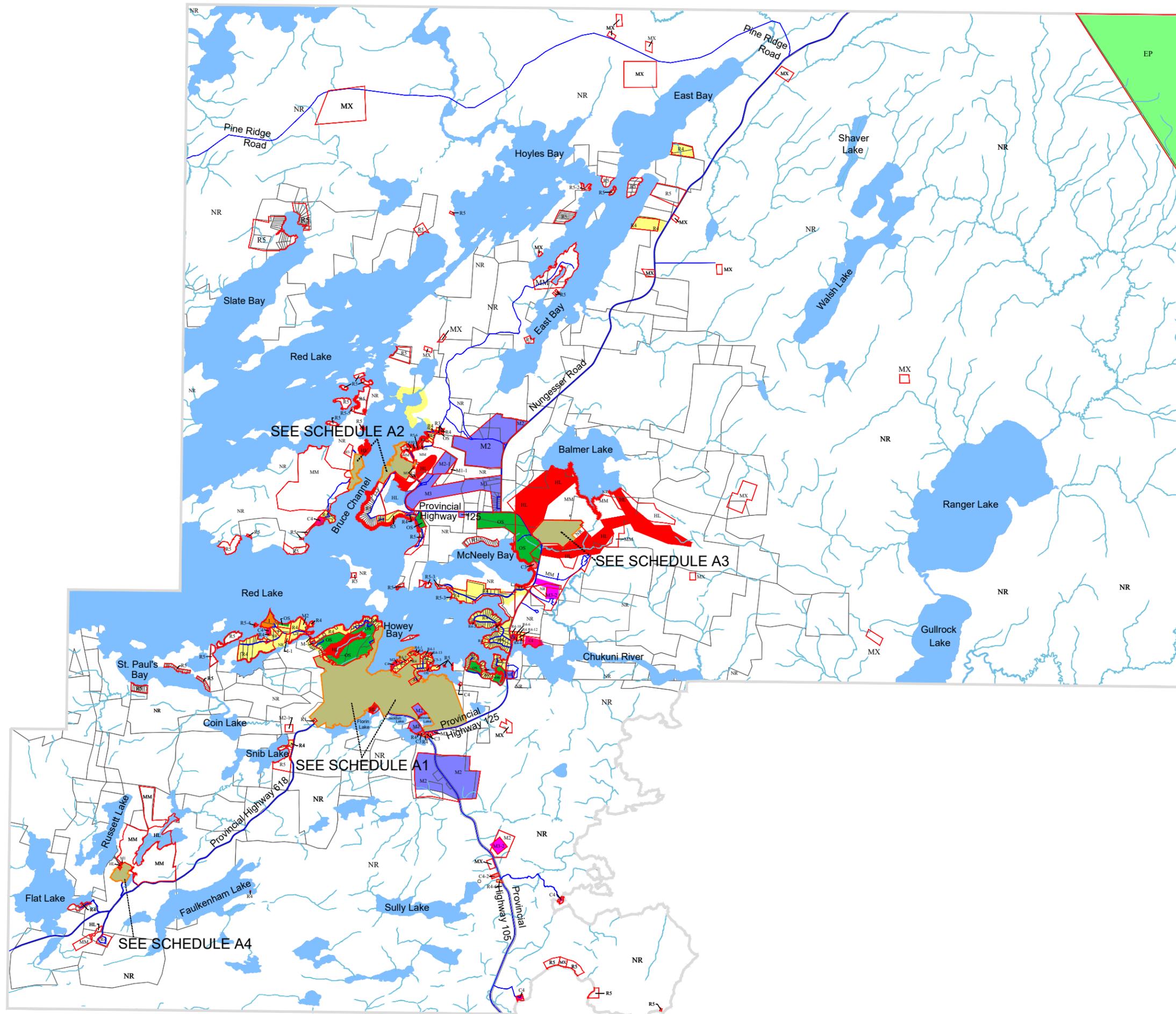


MUNICIPALITY OF RED LAKE

OFFICIAL PLAN AND ZONING

BY-LAW REVIEW

SCHEDULE A RURAL



- Land Use Designations**
- Balmertown Residential Overlay
 - Environmental Protection
 - Highway Commercial
 - Hazard Lands
 - Industrial
 - Institutional
 - Open Space
 - Rural Commercial
 - Rural Residential
 - Townsite Employment Area
 - Townsite Residential Area
 - Waste Disposal



- Zoning**
- R1 - Townsite Residential Density 1
 - R2 - Townsite Residential Density 2
 - R3 - Mobile Home Residential
 - R4 - Rural Residential
 - R5 - Recreational Residential
 - C1 - Townsite Commercial
 - C2 - Local Commercial
 - C3 - Highway Commercial
 - C4 - Tourist Commercial
 - M1 - Light Industrial
 - M2 - General Industrial
 - M3 - Heavy Industrial
 - MX - Extractive Industrial
 - MM - Mineral Mining
 - OS - Open Space
 - I - Institutional
 - NR - Natural Resource
 - HL - Hazard Land
 - EP - Environmental Protection



Draft Date: March 2026

Note: The base information on this plan was prepared from a variety of map sources and used by permission of the Municipality of Red Lake. It is not a legal plan of survey. For precise location of plan features recourse should be had to the original source data.



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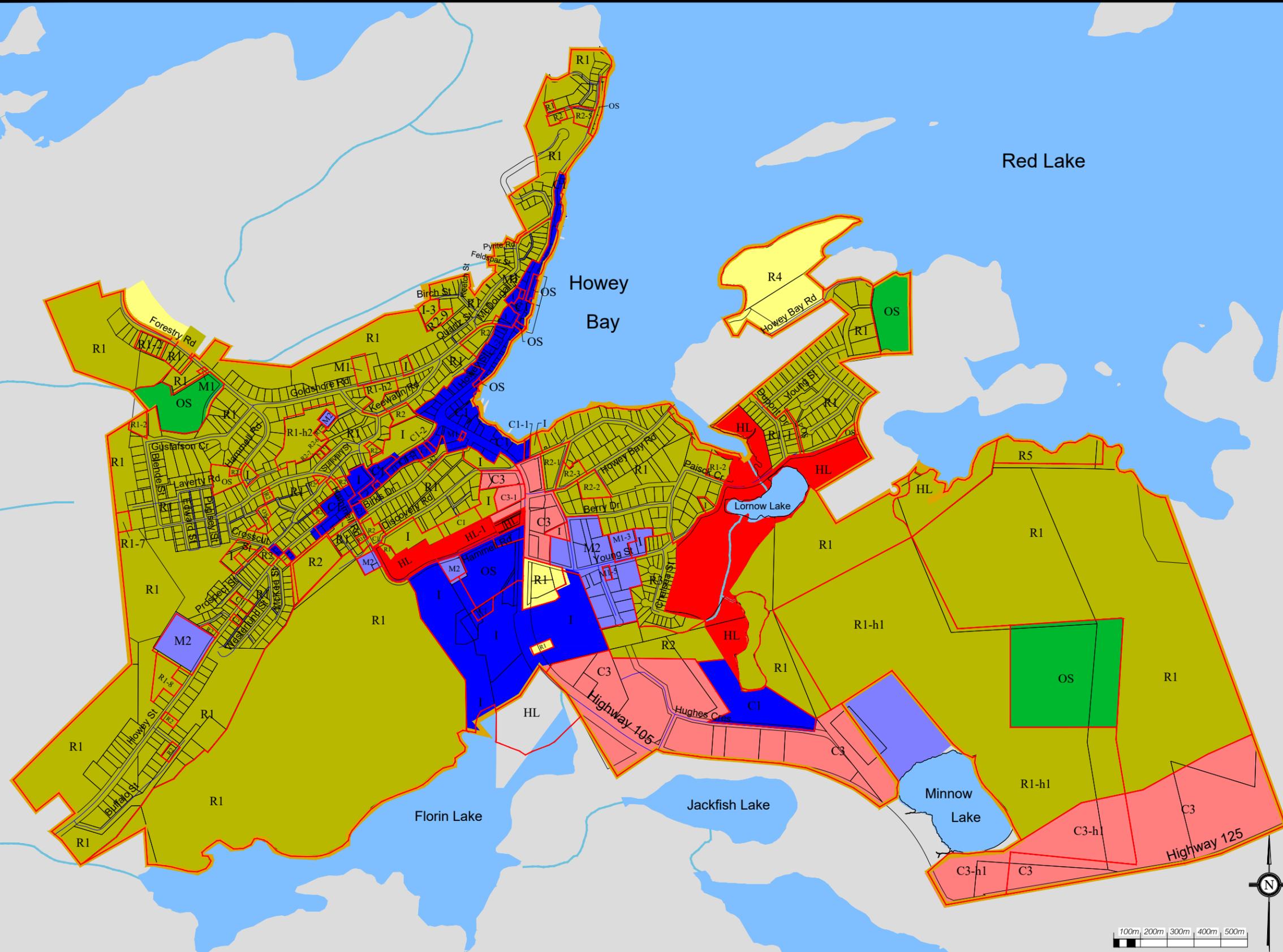




MUNICIPALITY OF RED LAKE
OFFICIAL PLAN AND ZONING
BY-LAW REVIEW
SCHEDULE A1 TOWNSITE of RED LAKE

- Land Use Designations**
- Balmertown Residential Overlay
 - Environmental Protection
 - Highway Commercial
 - Hazard Lands
 - Industrial
 - Institutional
 - Open Space
 - Rural Commercial
 - Rural Residential
 - Townsite Employment Area
 - Townsite Residential Area
 - Waste Disposal

- Zoning**
- R1 - Townsite Residential Density 1
 - R2 - Townsite Residential Density 2
 - R3 - Mobile Home Residential
 - R4 - Rural Residential
 - R5 - Recreational Residential
 - C1 - Townsite Commercial
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MUNICIPALITY OF RED LAKE
 OFFICIAL PLAN AND ZONING
 BY-LAW REVIEW SCHEDULE A2
 TOWNSITES of McKENZIE ISLAND and COCHENOUR

Land Use Designations

- Balmertown Residential Overlay
- Environmental Protection
- Highway Commercial
- Hazard Lands
- Industrial
- Institutional
- Open Space
- Rural Commercial
- Rural Residential
- Townsite Employment Area
- Townsite Residential Area
- Waste Disposal



Zoning

- R1 - Townsite Residential Density 1
- R2 - Townsite Residential Density 2
- R3 - Mobile Home Residential
- R4 - Rural Residential
- R5 - Recreational Residential
- C1 - Townsite Commercial
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- C4 - Tourist Commercial
- M1 - Light Industrial
- M2 - General Industrial
- M3 - Heavy Industrial
- MX - Extractive Industrial
- MM - Mineral Mining
- OS - Open Space
- I - Institutional
- NR - Natural Resource
- HL - Hazard Land
- EP - Environmental Protection

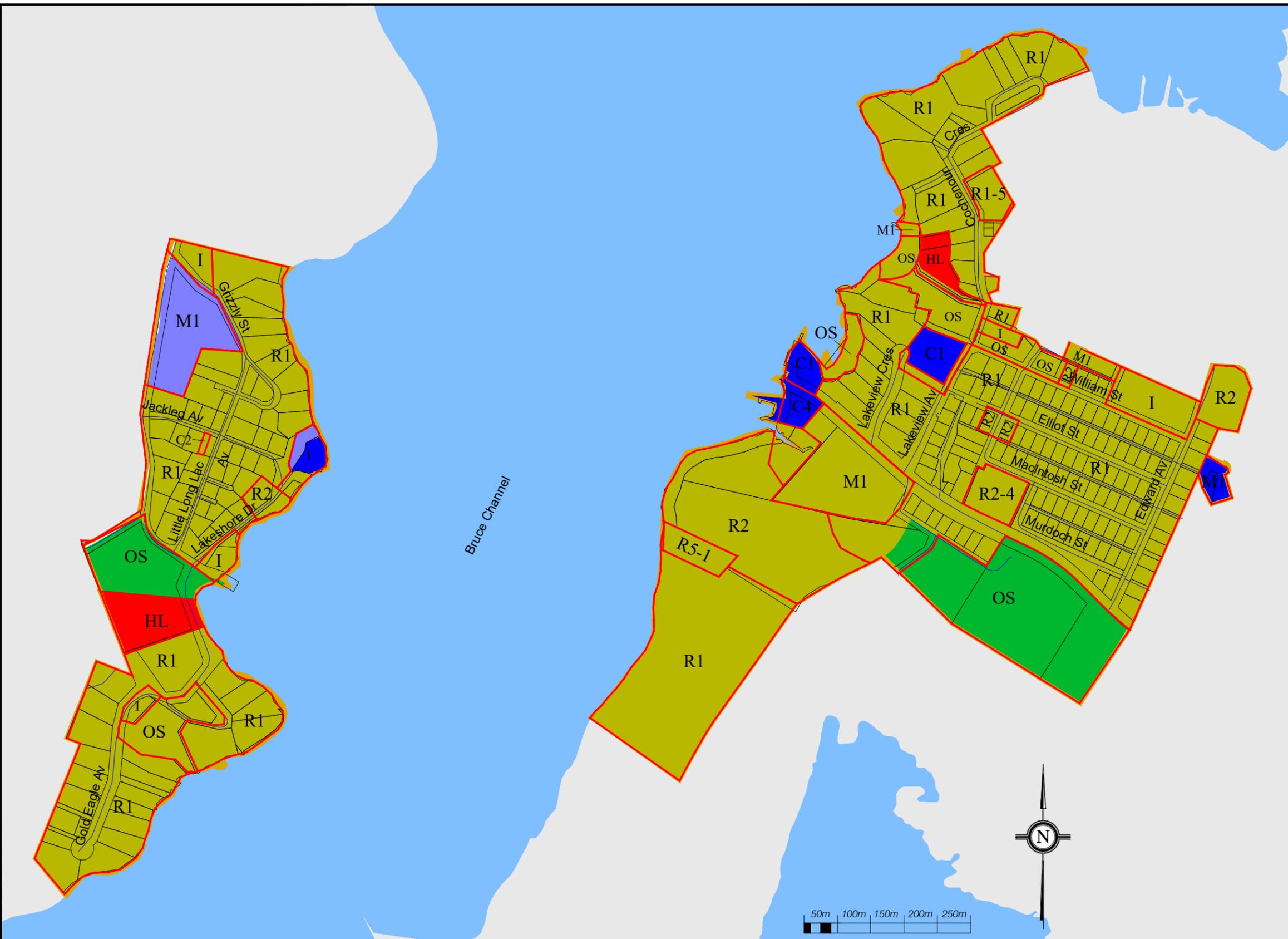
Draft Date: March 2026



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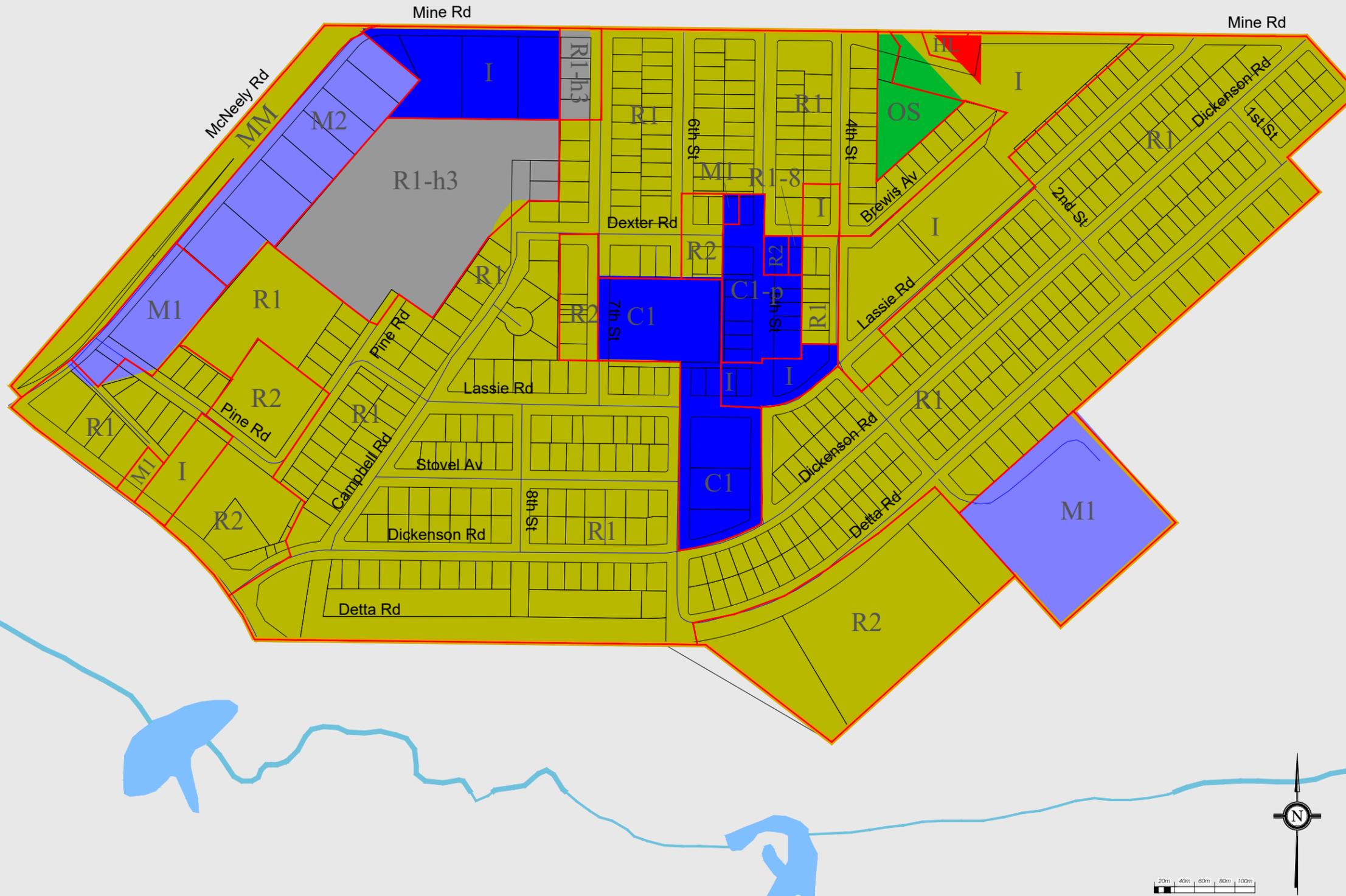
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MUNICIPALITY OF RED LAKE
OFFICIAL PLAN AND ZONING
BY-LAW REVIEW SCHEDULE A3
TOWNSITE of BALMERTOWN

- Land Use Designations**
- Balmertown Residential Overlay
 - Environmental Protection
 - Highway Commercial
 - Hazard Lands
 - Industrial
 - Institutional
 - Open Space
 - Rural Commercial
 - Rural Residential
 - Townsite Employment Area
 - Townsite Residential Area
 - Waste Disposal
- Zoning**
- R1 - Townsite Residential Density 1
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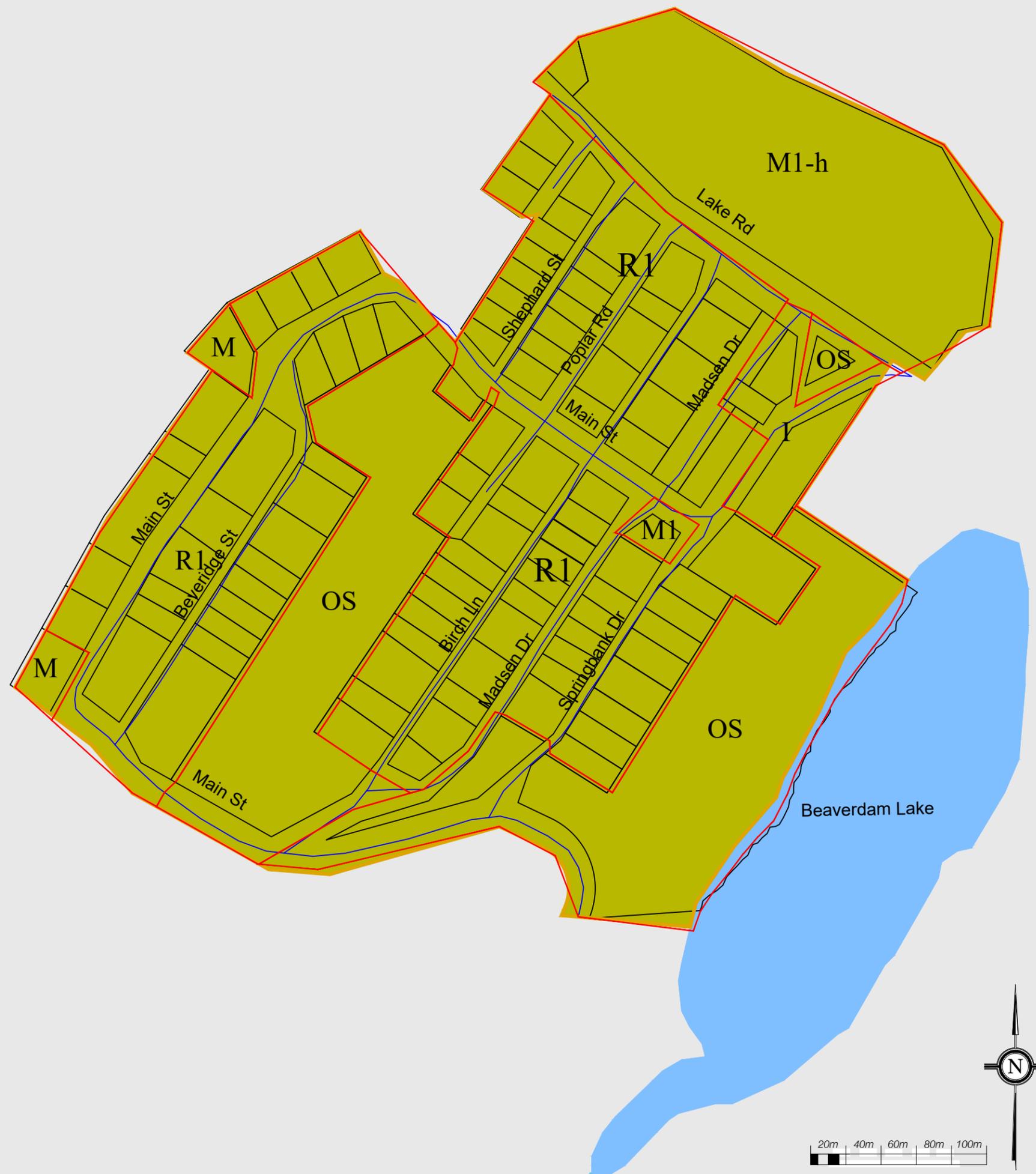
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MUNICIPALITY OF RED LAKE
 OFFICIAL PLAN AND ZONING
 BY-LAW REVIEW SCHEDULE A4
 TOWNSITE of MADSEN

- Land Use Designations
- Balmertown Residential Overlay
 - Environmental Protection
 - Highway Commercial
 - Hazard Lands
 - Industrial
 - Institutional
 - Open Space
 - Rural Commercial
 - Rural Residential
 - Townsite Employment Area
 - Townsite Residential Area
 - Waste Disposal

- Zoning
- R1 - Townsite Residential Density 1
 - R2 - Townsite Residential Density 2
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