

**Synopsis of Proposed Official Plan Amendment
Nungesser Road Industrial Park – Municipality of Red Lake**

PURPOSE OF THE OFFICIAL PLAN AMENDMENT

The purpose of this Amendment to the Official Plan for the Municipality of Red Lake (By-law 554-05) is to change the designation of the subject site from '**Natural Resources**' (NR) to '**Industrial**' (M) to allow the development of 43 new industrial lots for private sale.

The 'Industrial' (M) designation permits a range of industrial uses including manufacturing, assembling, processing, warehousing, storage, public utilities (including sewer and water treatment facilities), sea plane base operations, docks, and marinas. Associated offices, public and accessory buildings, and utilities, as well as a dwelling for a caretaker or for one person and his family employed in the manufacturing and industrial operations, will also be permitted.

BACKGROUND

The Municipality began working on the process of developing an industrial park in 2006. Those plans conceptualized the Two Feathers mill as the anchor occupant, whereas the Municipality would pursue the development of additional serviced lots. The effect of Official Plan Amendment #1 approved in November 2007 by By-law 850-07 re-designated the Two Feathers property from 'Natural Resources' to 'Industrial'. As part of the original site investigation for the additional serviced lots, seven (7) locations were scrutinized. The subject site was selected based on highway access, proximity to infrastructure, terrain conditions, and health and safety concerns. The land was then severed and is in the process of being acquired by the Municipality.

The next step in the process is the submittal of an Official Plan Amendment to change the designation of the subject site from 'Natural Resources' to 'Industrial' in order to allow the development of 43 new industrial lots for private sale. This will be followed, in the future, by a Zoning By-law Amendment to permit the proposed uses.

SITE DESCRIPTION

Location

The subject site is 71.55 ha in size and is described as Mining Claims KRL 645 and 8473, and Part of Mining Claims KRL 299, KRL 5388, KRL 7028, KRL 8474, KRL 8476, and KRL 19205 Township of Dome, and Part of Mining Claim KRL 8476 Township of Balmer, in the Municipality of Red Lake. The land is located approximately 2 km north of Highway 125, with 789 m of frontage along Nungesser Road. Nungesser Road currently provides access to the land. The land is presently vacant and largely deforested, with no existing buildings or structures. Mining resources upon the lands have been evaluated by the Ministry of Northern Development, Mines and Forestry and are not considered significant.

Surrounding Uses

North

The land to the north of the subject site is currently forested and designated 'Natural Resources'.

South

A 102-hectare parcel is located directly south of the subject site and is currently forested but designated 'Industrial' to accommodate co-generation and forestry uses. This is the proposed location of the Two Feathers mill.

Further to the south, just north of Highway 125, an area of approximately 15 hectares is designated 'Industrial' to accommodate various private businesses within an industrial park.

To the southwest, approximately 190 hectares are designated and zoned 'Industrial' for the Red Lake airport and the municipal sewage lagoon.

East

The land east of Nungesser Road is currently forested and designated 'Natural Resources'.

West

The land to the west of the subject site is currently forested and designated 'Natural Resources'. The closest sensitive land use consists of residential uses which are located approximately 500 m to the west of the subject site.

PROPOSED DEVELOPMENT

Proposed Uses

The subject site is proposed to be developed as an industrial park. A Plan of Survey has been prepared which illustrates 50 new parts to be created through subdivision, including 43 new industrial lots (Parts 1-43). A road (Part 50) would provide access through the land, while several easements (Parts 44-49) would also be created.

There are currently no vacant industrial lands available within the Municipality, and as such lands designated for other uses are being used for industrial purposes. The purpose of the industrial park will be to create and sustain meaningful employment; provide a supportive business climate fostering economic diversification; attract potential business investors to the community; retain existing businesses by providing opportunities for expansion; and increase the total inventory of industrial lots within the Municipality.

At this time, the specific industrial uses for each future parcel have not been identified. It is anticipated that the uses will generally be industrial-type uses.

Servicing

It is proposed that this parcel of land be serviced by municipal water and sewer systems. Water will be provided from the Cochenour water treatment facility. Sewage will be treated by the Cochenour water treatment facility.

Stormwater drainage will be handled by open ditches and swales.

POLICY AND REGULATORY FRAMEWORK

Official Plan for the Municipality of Red Lake (By-law 554-05)

The subject site is currently designated 'Natural Resources'. Permitted uses in the 'Natural Resource' designation include forestry operations, mining and aggregate removal, mineral exploration, agriculture, public and tourist recreation facilities, seasonal residences, wildlife management, wayside pits and quarries, and communications facilities.

Mining resources have been evaluated and are not considered significant. All mine infrastructure on adjacent lands has been removed and the surface openings have been capped and/or fenced.

Zoning By-law 1277-10 (February 16, 2010)

The subject site is currently zoned 'Natural Resources'. Permitted uses in the 'Natural Resources' zone include agricultural use, conservation use, forestry, mineral exploration, existing residential uses, sawmill, existing shooting ranges, and existing tourist commercial establishments. Subject to the approval of the Official Plan Amendment, a Zoning By-law Amendment will be submitted in the future to permit a range of industrial uses.

AMENDMENTS REQUIRED

In addition to an amendment to Schedule 10 of the Official Plan redesignating the subject land from 'Natural Resources' (NR) to 'Industrial' (M), the following text amendments to the Official Plan will also be required:

- Item 5 of Policy 3.8.3 shall be modified by replacing "The two industrial sites on the west side of Nungesser Road" with the following:
"The industrial sites on the west side of Nungesser Road"
- Policy 4.2 shall be modified by adding the following underlined text: "With the exception of the new industrial site on the west side of Nungesser Road, north of the Red Lake Airport, which will accommodate a laminated post and beam factory, as well as the new 72-hectare Nungesser Road Industrial Park on land described as Mining Claims KRL 645 and 8473, and Part of Mining Claims KRL 299, KRL 5388, KRL 7028, KRL 8474, KRL 8476, and KRL 19205 Township of Dome, and Part of Mining Claim KRL 8476 Township of Balmer, all future major commercial, industrial, and institutional development shall be located in the defined areas of Balmertown, Red Lake, and Cochenour shown on the attached schedules."

PLANNING RATIONALE

Provincial Policy Statement (2005)

The proposed Amendment is generally consistent with the policies of the 2005 Provincial Policy Statement. The following describes how the most relevant policies are met.

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- 1. providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;*
- 2. providing opportunities for a diversified economic base, including maintaining a range 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;*
- 3. planning for, protecting and preserving employment areas for current and future uses; and*
- 4. ensuring the necessary infrastructure is provided to support current and projected needs.*

1.6.2 The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.

The proposed industrial park will create and sustain meaningful employment; provide a supportive business climate fostering economic diversification; attract potential business investors to the community; retain existing businesses by providing opportunities for expansion; and increase the total inventory of industrial lots within the Municipality.

1.6.5.2 Efficient use shall be made of existing and planned infrastructure.

Nungesser Road provides access to the site, while Highway 125 is located approximately 2 km south of the site. Industrial traffic will therefore be able to by-pass town sites and narrow streets. The Red Lake Airport is located in close proximity to the site, providing convenient access for air transportation of goods.

1.6.7.1 Planning for land uses in the vicinity of airports shall be undertaken so that:

- a. the long-term operation and economic role of airports is protected; and*
- b. airports and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.*

1.6.7.2 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, as set out on maps (as revised from time to time) that have been reviewed by Transport Canada;*
- 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. *discouraging land uses which may cause a potential aviation safety hazard.*

1.7.1 Long-term economic prosperity should be supported by:

e. *planning so that major facilities (such as airports, transportation/transit/rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety;*

The closest sensitive land use consists of residential uses which are located approximately 500 m to the west of the subject site.

2.5.1 *Mineral aggregate resources shall be protected for long-term use.*

Mining resources on the site have been evaluated and are not considered significant.

Official Plan for the Municipality of Red Lake (By-law 554-05)

The objectives of the Official Plan include:

- “To strengthen existing commercial areas and encourage the establishment of new industry and commerce suitable to the Municipality”;
- “To encourage a healthy financial position for the Municipality”;
- “To reduce the potential for public cost or risk to residents by directing development away from areas where there is a risk to public health and safety and/or property damage”; and
- “To manage change and promote efficient, cost-effective development and land use patterns which stimulate economic growth and protect the environment and public health”.

The proposed Amendment will promote these objectives.

Finally, based on the above analysis, the proposed Amendment satisfies the relevant factors listed under Policy 6.2.6 of the Official Plan, which the Planning Advisory Committee and Council must have regard to in considering any amendment to the Official Plan, including the following:

- Impact on adjacent uses;
- Character of the surrounding area;
- Impact on the environment;
- Impact on roads, services and utilities;
- General intent and purpose of the Official Plan and Zoning By-law;
- Desirability and appropriateness of the use;
- Benefits to the Municipality; and
- Requirements of the Provincial Policy Statement.