



Application for Amendment Municipality of Red Lake Official Plan Section 22 of the *Planning Act*

Instructions

Specific information requested within this application is mandatory to provide, as it is prescribed by Schedule 1 to Ontario Regulation 543/06 made under the *Planning Act*. This information must be provided with the appropriate fee, and the site sketch of the location subject to this rezoning application. If the mandatory information, together with the site sketch and fee, is not provided, the Municipality may refuse to accept or further consider the application.

This application form also sets out other information that may be needed as permitted under the Official Plan for The Municipality of Red Lake. To ensure the quickest and most complete review, this other information must be submitted with the complete application. In the absence of this other information, it may not be possible to do a complete review which may result in delay and possible refusal of the application.

Early Consultation

Prior to formally submitting an application, the applicant and/or agent are encouraged to contact staff of the Municipal Office to discuss the development proposal. Early consultation is beneficial, as the applicant can review the proposal with Municipal staff and discuss what supporting documents and information may be required.

Submission of the Application

The Municipality requires:

- ✓ A copy of the Parcel Identification Number Abstract from the Kenora Land Titles office or Terranet dated not older than 6 months; and Assessment Roll (Tax Bill) for proof of ownership
- ✓ The original signed, and witnessed copy of the application. Note: the Secretary-Treasurer (Planning Administrator) is a Commissioner of Oaths.
- ✓ Measurements in metric units (i.e. centimeters, metres, kilometers; 1 foot = 0.308 metres)
- ✓ The application to be completed in blue or black ink only
- ✓ Colour photos of the subject location from the ground (not aerial), if available
- ✓ The application fee

If you are unfamiliar with making *Planning Act* applications or have difficulty with the application process you are encouraged to retain a planning consultant. Generally, for completion of the application and in preparation of a good site sketch, you may consult the Red Lake Municipal Planning Department.

Contact information for the Red Lake municipal planning office is below:

Planning Department
Corporation of the Municipality of Red Lake
2 Fifth Street
P.O. Box 1000
Balmertown, ON P0V 1C0
Phone: (807) 735-2096 ext. 236
Fax: (807) 735-2286
Email: planning@red-lake.com



FILE NUMBER

MUNICIPALITY OF RED LAKE APPLICATION FOR AN OFFICIAL PLAN AMENDMENT

Planning Act, R.S.O. 1990, c. P13, s. 17; 1996, O. Reg. 543/06, Schedule

APPLICATION FEE FOR OFFICIAL PLAN AMENDMENT ENCLOSED – \$700.00

THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.

NAME OF OWNER(S) Goldcorp Canada LTD.		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE) FoTenn Consultants Inc., Nadia De Santi, MCIP, RPP, Senior Planner	
ADDRESS Red Lake Gold Mines	POSTAL BOX Bag 2000	STREETADDRESS 223 McLeod St. Ottawa	POSTAL BOX
POSTAL/ ZIP CODE P0V 1C0	PROV./ STATE ON	POSTAL/ ZIP CODE K2P 0Z8	PROV./ STATE ON
TELEPHONE (807) 735-2077		TELEPHONE (613) 730-5709 ext. 231	
EMAIL John.whitton@goldcorp.com		EMAIL desanti@fotenn.com	

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT?

No

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES

n/a

PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS
SRO. All of Mining Claims KRL 645 and 8473; and Part of Mining Claims KRL 299, KRL 5388, KRL 7028, KRL 8474, KRL 8476, and KRL 19205. 71.55 hectares. Parts 1 through 50 on the draft plan described as A-223 by Trow Geomatics, Ontario Land Surveyors. Part of Parts 1 and 3, and all of part on Reference Plan 23R-11706.

STREET ADDRESS

A street number has not yet been assigned. The site is approximately 2 kilometres North on Nungesser Road, from Hwy 125.

DIMENSIONS OF SUBJECT LAND

Frontage (metres): 791 m onto Nungesser Road	Depth (metres): 930m	Area (hectares): 71.55ha
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CURRENT DESIGNATION WITHIN THE RED LAKE OFFICIAL PLAN? HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED?

Present designation within the Official Plan is Natural Resources

CURRENT ZONING WITHIN THE ZONING BY-LAW? HAS SITE SPECIFIC ZONING BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED?

Present zoning within the Zoning By-Law is Natural Resources

EXPLANATION OF HOW THIS PROPOSAL IS SUITED TO SURROUNDING USES

This Official Plan Amendment application is to change the designation from Natural Resources to Industrial. The proposed redesignation to Industrial is suited to surrounding uses which are also designated and zoned Industrial. A 102 hectare industrial use parcel is located to the south, directly adjacent to the subject area and is proposed to be developed with a co generation and wood manufacturing facilities. To the west, approximately 190 hectares are designated and zoned Industrial for Airport purposes, and Municipal sewage treatment. Further to the south, an area approximately 15 hectares is designated and zoned Industrial for various private business purposes within an industrial park. Surrounding the entire grouping of industrial lands, the area is designated and zoned Natural Resources, and it is presently forested and not developed. The closest sensitive land use (residential) is located approximately 500 metres to the west of the subject property.

WHAT IS THE PURPOSE OF THE PROPOSED AMENDMENT

To change the designated use from Natural Resources to Industrial

WHAT LAND USES WOULD AN AMENDMENT AUTHORIZE?

Industrial uses include manufacturing, assembling, processing,

ACCESS – Access to the subject land will be provided by:

- | | |
|---|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Municipal Road – seasonal |
| <input checked="" type="checkbox"/> Municipal road – year round | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Private road | <input type="checkbox"/> Water |

A PUBLIC ROAD - Nungesser Road is owned by the Province and it is considered a NORT (Northern Ontario Resource Transportation) Road. The Province does not have permit Control of the Road. It is declared a public road and it is maintained by the Province

WATER ACCESS – Where access to the subject land is provided by water only:

Docking facilities (specify)N/A..... Parking facilities (specify) N/A

distance from subject land N/A distance from subject land N/A

distance from nearest public road N/A distance from nearest public road N/A.....

EXISTING USES of subject land:

At present the land is undeveloped. It is vacant and recently deforested. A Natural Resources designation was originally placed on the lands because the only known uses occurring upon it was mineral exploration. The subject area was disposed of by sale and patent through early Mining Act provisions. Mining resources upon the lands have been evaluated and are not considered significant; the lands have remained vacant and undeveloped since their original disposition.

LENGTH OF TIME THE EXISTING USES OF THE SUBJECT LANDS HAVE CONTINUED: the lands have never been developed. The lands have remained vacant since they were first disposed of by the Crown.

PROPOSED USES of the subject land:

The proposed use of the subject land is industrial uses. The Municipality is proposing to service the parcel with municipal sewer and water. The Municipality has been in consultation with the hydro company as well. The owner has recently been granted Provisional Consent to sever the land from other holdings. Once the land is described as one parcel, and approvals are given for Official Plan and Zoning amendments, the Municipality will apply to subdivide the location into multiple lots. This development will provide lots for industrial uses. Developable lots will provide existing businesses with an opportunity to relocate businesses which require additional lands to expand to. New lots would also provide new businesses with an opportunity to develop in Red Lake. At present, identifiable businesses are operating beyond the permitted uses of their present zoning, and it is expected that if new industrial land can be opened up, businesses will be able to relocate to a better suited and compatible location.

WATER is or will be provided to the subject land by:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Publicly-owned/operated piped water system
*Water will be provided from the 'Cochenour' water treatment facility. | <input type="checkbox"/> Lake or other water body |
| <input type="checkbox"/> Privately-owned/operated individual well | <input type="checkbox"/> Other means (specify) |
| <input type="checkbox"/> Privately-owned/operated communal well | |

SEWAGE DISPOSAL is or will be provided to the subject land by:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Publicly-owned/operated sewage system
*Sewage will be treated by the 'Cochenour' water treatment facility | <input type="checkbox"/> Privy |
| <input type="checkbox"/> Privately-owned/operated individual septic system | <input type="checkbox"/> Other means (specify) |
| <input type="checkbox"/> Privately-owned/operated communal septic system | |

*Properties to be serviced by private sewage systems will require a preliminary soils inspection. It is the responsibility of the applicant to arrange an inspection with the Northwestern Health Unit.

*If the requested amendment would permit development on privately owned and operated individual or communal sewage system, and more than 4500 litres of effluent would be produced per day as a result of the proposed development, a servicing options report and a hydrogeological report must be provided.

STORM DRAINAGE is or will be provided to the subject land by:

- Sewers Ditches Swales Other means (specify)

WASTE DISPOSAL – What is the expected type and volume of waste to be produced on the subject land? How will this waste be managed? i.e. Pick-up, etc.

At this time it is not known what type or volume of waste will be produced, as the particular businesses are not identified. Property owners will be required to manage the transportation of their solid wastes to the Municipal disposal site.

Would the proposed amendment remove the subject land from an area of employment?

No. As the lands is vacant . The proposed change of land use designation to industrial, will allow for numerous opportunities for development of businesses and creation of new employable positions.

OTHER APPLICATIONS – if known, indicate if the subject land is or will be the subject of an application under the Act for:

approval of a plan of subdivision (under section 51) File: N/A..... Status: Not started

If Yes please describe in detail: An application will be submitted once lands are transferred into the new land owners name, and applications are approved for Official Plan and Zoning Amendments.

consent (under section 53) File: D10-08-05 Status: Provisional consent granted, conditions to be completed by January 2010

If Yes please describe in detail: The application proposes to sever lands from other land holdings to allow for the same subject area to be described on a reference plan and transferred to a new owner.

previous application (under section 34) File Status

If Yes please describe in detail: _____

Are you aware of any *Planning Act* Applications currently being proposed for any properties within 120 metres of the subject property? If Yes please describe:

No applications are proposed within 120 metres.

CHECK AS APPLICABLE:

Does the Owner own any adjoining property? Yes No

If Yes please describe in detail: The present owner (transferor) owns adjacent land within the area. The transferee does not.

Is there any reason to believe that the site may be environmentally contaminated? Yes No

If Yes please describe in detail: _____

Has an industrial or commercial use been on or adjacent to the property? Yes No

If Yes please describe in detail: A mine site is located adjacent to the property. A closure plan completed to identify lands impacted by tailings does not include the lands subject to this application for official plan amendment.

Has lot grading been changed by adding or removing earth or other material? Yes No

Has the Ministry of the Environment or any other ministry advised the owners that the property is more may be contaminated? Yes No

If Yes please describe in detail: _____

Are there any known Natural Heritage values existing on the site? Yes No

HOUSING AFFORDABILITY

For applications that include permanent housing, complete *Table A- Housing Affordability*. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of the application. If additional space is needed, attach a separate page.

Table A – Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/ Rent
Semi-detached			
Link/ Semi-detached			
Row or Townhouse			
Mobile home/ trailer			
Apartment block			
Other types or multiples			

PROPOSAL INFORMATION:

How in your view will the proposal fit with the existing land uses in the area?

This proposal to change the land use designation of the subject property to industrial, will complement existing industrial uses occurring upon adjacent lands. Sensitive land uses are several hundred metres away from the subject property, and yet, this location has excellent public access and close proximity to a provincial highway. Industrial uses will be well suited to the area as described in more detail on page 1.

Is the proposed amendment consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act?
 (The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at www.mah.gov.on.ca/Page215.aspx)

Yes. The proposed amendment is consistent with the Provincial Policy Statement in several instances, some of which are described by referencing sections of the PPS as follows:

S.1.1.3.3. this application proposes to intensify the area where industrial uses are also occurring to the south and infrastructure is readily available.

S.1.3 Employment areas. A change in designation of the subject land will allow the Municipality to provide serviced lots capable of being developed for industrial uses to support current and projected needs.

S.2.5 The subject area is not located within an area of non-conformity, where provincially significant mineral potential (PSMP) resources are generally located. It is important to note that much of the undeveloped land surrounding the various settlement areas of Red Lake are in proximity to these PSMP values.

A change in designation of the subject area will allow for development which minimizes social impacts by placing additional industrial uses with other industrially designated lots.

Is the subject land within an area of land designated under any Provincial Plan or Plans? If yes, does the proposal conform to or not conflict with the applicable provincial plan or plans?

No the subject lands is not within an area designated under any Provincial Plans

SITE PLAN SKETCH:

Minimum requirements will be a sketch, on letter paper, showing the following:

- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries of the property subject to the application including area and dimensions if different from above
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, indicating the distance of the buildings or structures from other buildings and the front yard line, rear yard line and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, wells and sewage systems.
- The existing uses of lands on adjacent properties (i.e. residential, automotive repair, retail)
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking spaces, landscaping, amenity areas, etc.
- As applicable - fire access route, outdoor equipment and storage, walkway, curbing, fencing
- Existing municipal infrastructure immediately adjacent to the site (roads, lane, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

The table below is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment. Please check the appropriate boxes.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Employment lands	n/a		<p>If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate:</p> <ul style="list-style-type: none"> ● the land is not required for employment purposes over the long term, and that ● there is a need for the proposed conversion.
Rural areas located in municipalities	n/a		<ol style="list-style-type: none"> 1. Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; 2. Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and 3. Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.
Rural areas in territory without municipal organization	n/a		<ol style="list-style-type: none"> 1. Demonstrate relationship to the management or use of resources and resource based recreational activities; or 2. If proposal is in an area adjacent to and surrounding municipalities, provide information that: <ul style="list-style-type: none"> ● the area forms part of a planning area; and ● a comprehensive review has determined that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the province.
Class 1 industry ₁			<p>If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.</p>
Class 2 industry ₂	Proposed Class 2 land use is within 500m of a sensitive land use.		<p>If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.</p>
Class 3 industry ₃			<p>If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.</p>
Landfill site(s): closed/active landfill	n/a		<p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage treatment plant and waste stabilization pond	n/a		<p>There is need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> ● 100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or ● 150 m of the periphery of the noise/odour-producing source structure of a STP producing greater than 25,000 cubic metres of effluent per day; or ● 400 m from the boundary line of a waste stabilization pond.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Provincial highways	n/a		<p>Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposed development is located in proximity to a provincial highway, a traffic impact study and a stormwater management report will be required by the Ministry of Transportation.</p>
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30	n/a		<p>If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.</p>
Active railway line and major highways	n/a		<p>A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> ● 500 m of a main railway line or of any provincial highway; ● 250 m of a secondary railway line; ● 100 m of other railways or a freeway right of way; and ● 50 m of a provincial highway right-of-way.
Electricity generating station, hydro transformers, railway yards, etc.	n/a		<p>If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.</p>
High voltage electric transmission line	n/a		<p>Consult the appropriate electric power service/utility for required buffer/separation distance.</p>
Transportation, other infrastructure, utility and hydro corridors	n/a		<p>If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</p>
Cultural heritage and archaeology	n/a		<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>
Prime agricultural lands/areas	n/a		<ul style="list-style-type: none"> ● If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken. ● Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met).
Agricultural operations	n/a		<p>If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Mineral mining operations and petroleum resource operations and known petroleum resources	n/a		<p>If within 1000 m, demonstrate that development and activities would:</p> <ul style="list-style-type: none"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential, are permitted if:</p> <ul style="list-style-type: none"> ● resource use is not feasible; or ● the proposed land use or development serves a greater long-term public interest, and ● issues of public health, public safety and environmental impacts are addressed.
Non-operating mine site within 1000 metres	Subject lands are within 1000 m of a non-operating mine site. The area has been rehabilitated, potential impacts have been investigated and mitigated.		If within 1000 m, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
Rehabilitated and abandoned mine sites	Proposal is adjacent to an abandoned mine site. Final rehabilitation has been completed and impacts have been investigated. As a result of this investigation it was determined that the subject area is not impacted. Consultation and review of the subject area has been recently completed with MNDM as related to a Planning Act Application for Consent which also dealt with the subject area.		If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines. Progressive and final rehabilitation is required to accommodate subsequent land uses.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Mineral aggregate operations, and known deposits of mineral aggregate resources	n/a		<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. <p>If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would:</p> <ul style="list-style-type: none"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <ul style="list-style-type: none"> ● the resource use is not feasible; or ● the proposed land use serves a greater long-term public interest, and ● issues of public health, public safety and environmental impacts are addressed.
Natural heritage systems	n/a		<p>If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long-term ecological function and biodiversity of the system will be maintained, restored or improved.</p>
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species	n/a		<p>Development and site alteration are not permitted in the features.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p> <p>Are any known significant habitats present on the subject lands or within 50 m?</p> <p>Has there been preliminary site assessment to identify whether potentially significant habitats are present?</p>
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E	n/a		<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m.</p>
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest (ANSI)	n/a		<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.</p>
Fish habitat	n/a		<p>Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>Is any fish habitat on the subject lands or within 30 m?</p> <p>Is any lake trout lake on the subject lands or within 300 m?</p> <p>If yes to any of the above, an environmental impact study may be required.</p>
Adjacent lands to natural heritage features and areas	n/a		<p>Development and site alteration are not permitted on adjacent lands to natural heritage features unless:</p> <ul style="list-style-type: none"> ● the ecological function of the adjacent lands has been evaluated; and ● it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Sensitive surface water features and sensitive groundwater features	n/a		<p>Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features.</p> <p>Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.</p>
Water quality and quantity	n/a		<p>An assessment is generally required to determine potential impacts of development proposals on water quality and quantity.</p> <ul style="list-style-type: none"> ● If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. ● As well, in areas of high water table, fractured bedrock or thin overburden, a hydrogeological report may be required in accordance with the Ministry of Environment (MOE) D-Series Guidelines. <p>(These are not the only instances when a technical study may be needed).</p> <p>Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning process.</p> <p>The province has particular interests in lake trout lakes.</p>
Natural hazards	n/a		<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <ul style="list-style-type: none"> ● a dynamic beach hazard? ● the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? ● areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway? <p>Is the proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> ● safe access appropriate for the nature of the development and the natural hazard? ● Special Policy Area? ● uses which by their nature must locate in the floodway? <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Is the subject land within or partially within:</p> <ol style="list-style-type: none"> 1. hazardous lands adjacent to the shorelines of the Great-Lakes – St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)? 2. hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? 3. hazardous sites (includes unstable soils and unstable bedrock)? 4. a special policy area shown in an approved official plan? 5. the food fringe in an area subject to the two zone concept of floodplain management? <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Human-made hazards ⁴ including mine hazards and high forest fire hazards	n/a		<p>Development proposed 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 measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites	<p><i>The subject area is located adjacent former mining operations. All mine infrastructure at the site has been removed from the property and the openings to surface have been capped and/or fenced. Crown pillars are noted within sourced from the MNM in 1993. The property contains a historic tails facility which has also been partially revegetated and contained within Mining Claim KRL 1023.</i></p>		<p>If the proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses; all work undertaken must be to the satisfaction of the province.</p>
Contaminated sites	n/a		<p>To determine potential soil contamination, proponents must complete a Phase1 Environmental Site Assessment (ESA) as per the Ministry of Environment regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.</p>
Crown lands	n/a		<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown land.</p>

Notes:

- Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
- Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
- Class 3 Industry - indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
- Hazardous Sites - property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography).
- Certain areas of Crown Lands are identified by MNR as being of special interests, such as lake access points.

Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.

Is there any other information that you think may be useful to the Municipality in reviewing this application for an amendment? If so, explain below or attach a separate page with this information.

The purpose of this Official Plan Amendment is to develop and supply 40 industrial lots (1.3 hectares each) on the subject location for private sale. Business owners within the industrial sector of the Municipality have asserted the need for land to conduct their operations. Businesses are looking for land to expand their ongoing business, and others are looking for an opportune location to start up new operations. Examples of enquiring industrial businesses uses include mineral exploration, mining equipment repair and maintenance, machining, fabricating, cold storage, transportation, warehousing, forestry, auto repair and other miscellaneous industrial uses.

Background: The Municipality started working on the process to develop an industrial park in 2006. Those plans conceptualized the Two Feathers mill as the anchor occupant, where the Municipality would pursue the development of an additional 50 serviced lots. As part of the original site investigation, 7 locations were scrutinized and the final draft industrial park site was chosen. Highway access, proximity to infrastructure, terrain conditions, health and safety concerns, and efficiency were deciding factors towards identification of the site and acquisition of the land to be developed.

As a result of the Two Feathers initiative, the Municipality is pursuing the opportunity to develop an additional 40 lot industrial park. The Two Feathers property acquisition and project development was underway previous to the Municipality's development processes. Two Feathers started their process for Official Plan Amendment and received approval in November 2007, before the Municipality acquired property for development of the additional lots. The Municipality required another year to establish land available for acquisition, start the process for consent to sever, and now the process for Official Plan Amendment.

This development is hinged on a number of approvals and investments by the municipality; provincial and federal ministries and agencies; and, private industries. Hydro One was commissioned by the Municipality to assess the technical capacity of the industrial park project. A Class 'A' estimate for the undertaking to extend electrical services to the park was also completed by Hydro One. Expenditures for water, sewer, and access roads have also been estimated for the site and these extensions are also economically viable. A Federal Environmental Assessment of the proposed development was approved for the subject location.

Applications for infrastructure funding assistance have been submitted to the federal and provincial government in the amount of \$6.2 million dollars. To date, Northern Ontario Heritage Fund Corporation (NOHFC) has announced that \$3.1 million dollars has been allocated to this project. The Municipality of Red Lake is anticipating that a similar allocation will be received from FedNor.

If approved, the subject area will be comprised of a larger industrial park where a value added, wood manufacturing facility will be the main tenant. The objectives of the industrial park are 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 them land to expand; increase the total inventory of industrial lots within the Municipality.

Pikangikum, a remote First Nations Community, is located 80 kilometres from the subject area. The Nungesser road is a major transportation corridor, which links the community to amenities within the Municipality. If approved, new industrial land could provide an opportunity for people in Pikangikum to pursue development of uses suited to their needs such as warehousing, transportation, maintenance and repair shops, etc.

The Municipality measures expected economic growth and employment opportunity by expected statistical reporting which shows that for every business that occupies the industrial park, an expected three to five jobs are created.

There are no vacant industrial lands available within the Municipality. The occupancy of industrial lands is 100 percent. Those which are presently used are located adjacent to sensitive land uses including institutional and residential. The lots are relatively small and expansion is restricted. Development of employment lands within the townsites is constrained because of compatibility issues with sensitive land uses. As the subject location is situated within close proximity to lands also designated industrial, there are no negative impacts anticipated to present land owners in the area.

The proposed amendment would create a synergy amongst property owners. The cost to private businesses to service the location will be shared among multiple land owners. Access to the subject lands is ideal for industrial lots. Industrial traffic will be able to travel on highways, by-passing town sites and narrow streets. The lots will be located close to the Municipal airport which will provide easy access for air transportation of goods. The site will be able to accommodate support industries utilized by major industrial uses including the Goldcorp Mine site, and major manufacturing facilities located less than a kilometer away. Municipal services would be supplied by the newest water treatment facility within the Municipality, and which has plenty of capacity to supply industrial uses as compared to other facilities within the municipality, which are closer to capacity.

To this end, the Municipality has encountered complaints regarding the illegal use of particular properties for industrial purposes. Lands designated for other uses such as commercial are being misused because of the lack of available industrial land. The situation is becoming hazardous and complaints are warranted. One such business was repairing and maintaining drill bits for a major mining employer. The operation was disturbing for nearby land owners due to: operations through the night and early in the morning and on weekends; heavy duty traffic associated with the business; noise from the machinery and vehicles; and bright lights. At this time there are six businesses waiting for serviced industrial land. In the next five to eight years, there are five new mines expected to start operations, and the need to supply industrial land for support industries will continue to grow.

Commercial land within the Municipality is limited within the townsites of Red Lake and Balmertown. If the subject industrial lots can provide existing businesses with an opportunity to relocate, presently industrially designated locations may be reviewed and concluded to be eligible for a change of designation, to create commercial opportunities within the townsites of Red Lake and Balmertown.

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/We the undersigned, being the owner of the subject land, hereby authorize
to be the applicant in the submission of this application. This application has been submitted with my/our full knowledge and
endorsement.

Signature of owner

Signature of witness

Signature of owner

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, _____ of the _____ of
(Municipality/ City)

_____ in the _____ of _____
(Province)

solemnly declare that the statements contained in this application are true, and I/We make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue
and provided by me are true and I make this solemn of the Canada Evidence Act.

Sworn (or declared) before me at the _____ of _____

in the _____ of _____

This _____ day of _____, _____.

Commissioner of Oaths

Applicant/ Authorized Agent

This section for Red Lake Municipal office use only:

Date complete application received: _____