

**Synopsis of Proposed Official Plan Amendment
Kelson Drive Residential Site – Municipality of Red Lake**

PURPOSE OF THE OFFICIAL PLAN AMENDMENT

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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 **'Townsite Residential' (TR)** in order to allow the development of residential lots within a registered plan of subdivision.

The 'Townsite Residential' designation permits a range of residential uses in the form of single and semi-detached dwellings, mobile homes and medium density dwellings such as townhouses and seniors' complexes. Other uses complementary to, and compatible with, residential development are also permitted subject to a rezoning, including schools, churches, retail convenience stores and neighbourhood parks.

BACKGROUND

In 2007, an Official Plan Amendment (OPA) was submitted to change the designation of the subject site from 'Natural Resources' to 'Townsite Residential'. On March 20, 2007, the Municipality of Red Lake passed By-law No.851-07 which adopted the OPA. The OPA was subsequently submitted to the Ministry of Municipal Affairs and Housing (MMAH) as the final approval authority. The OPA was denied by MMAH due to the fact that the process established under Bill 51 was not properly followed. In particular, the Notice of Adoption was flawed and a copy of the Public Record was never provided. On June 17, 2008, Council repealed By-law No. 851-07.

A concurrent Zoning By-law Amendment was approved to change the zoning from 'Natural Resource' (NR) to 'Residential Zone 1' (R1). However, the new Municipality's Zoning By-law 1277-10 (February 16, 2010) reinstated the NR zone.

At this time, the Municipality is re-submitting an OPA for the subject site.

SITE DESCRIPTION

Location

The subject land is located along Kelson Drive, east of Dupont Drive and is described as Part K1397, Plan M-866, Lots 18 – 27, and Lot 46, and Block 98, and part of the lands known as Kelson Drive, PCL 6612, Township of Dome, District of Kenora, Patricia Portion, in the Municipality of Red Lake. The land is vacant and there has been no recorded previous use.

Surrounding Uses

North

Lands north of the subject site are undeveloped and forested. They are designated 'Townsite Residential' to accommodate future residential uses. Further to the north, a commercial fish camp and outfitter and a seaplane base are located adjacent to Howey Bay.

South

To the south, several residential units are located along both sides of Dupont Drive. Lands designated 'Townsite Residential' and zoned 'Special Zone' are proposed to be subdivided and developed for residential purposes. Applications for a Zoning By-law Amendment and a Plan of Subdivision were approved by Council for these lands in October 2009 and January 2010. Appeals were received and an Ontario Municipal Board hearing was held in mid-May 2010.

East

To the east, lands designated 'Townsite Residential' are presently undeveloped and forested.

West

Lands to the west are designated 'Townsite Residential' and subdivided for future residential uses but are presently undeveloped and forested. An 'Environmental Protection' designation applies to lands further to the west, along the shores of Lornow Lake and the inlet west of Dupont Drive.

The proposed 'Townsite Residential' designation is compatible with the range of uses existing and anticipated in the surrounding area.

PROPOSED DEVELOPMENT

Proposed Uses

The proposed amendment will allow the creation of residential lots within a registered plan of subdivision, thereby providing additional land for future residential development. The proposed lots will front on a road (Kelson Drive) to be developed within the plan of subdivision and which will be maintained by the Municipality year round.

Servicing

Full municipal sewer and water services will be provided. It has been determined that there is sufficient capacity in the Red Lake Treatment facility to service the number of lots proposed. Stormwater drainage will be handled by open ditches, while telephone and hydro services are available in the area.

POLICY AND REGULATORY FRAMEWORK

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

The subject site is currently designated '**Natural Resources**' (NR). 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.

The 'Natural Resources' designation was originally placed on the land because it is in a natural state and has not been altered or developed. There has been no recorded use of the land.

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

The subject site is currently zoned 'Natural Resources' (NR). Permitted uses include agricultural use, conservation use, forestry, mineral exploration, existing residential uses, sawmill, existing shooting ranges, and existing tourist commercial establishments. Future residential uses are not permitted. 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 residential uses.

AMENDMENT REQUIRED

Schedule 3 of the Official Plan for the Municipality of Red Lake shall be amended to redesignate the subject land from 'Natural Resources' to 'Townsite Residential'.

No text amendments are anticipated.

PLANNING RATIONALE

Provincial Policy Statement (2005)

The proposed Amendment is 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;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting cost-effective development standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- c) identifying surface water features, ground water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed;*
- e) maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas;*

The proposed Amendment will provide additional land for future residential development within an existing settlement area, in a location that benefits from an existing road network and where full municipal services can be provided. The subject land is surrounded by land designated 'Townsite Residential' and is adjacent to existing residential uses. The 'Natural Resources' designation was originally placed on the land because it is in a natural state and has not been altered or developed, but there are no known natural heritage features and areas on the subject land. The parcel of land has a natural slope towards the centre where the land is significantly lower. Development may alter the natural drainage flow in this area and consideration will be given to this when lots are planned.

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

The objectives of the Official Plan, listed in Section 1.5, include:

- "To encourage population growth and to accommodate new residents without disrupting the character of the Municipality or burdening area services and facilities";
- "To encourage the efficient use of infrastructure and public service facilities by directing the majority of residential development over the life of the Plan to the existing townsites";
- "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";
- "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 achieves these objectives by re-designating land for future residential development within the existing Red Lake townsite and by directing development to an area adjacent to existing residential uses where services and facilities are available.

Furthermore, Section 4 includes general townsite development policies. The townsite of Red Lake is identified as a primary development site. In addition, the following policies are established:

- "It is the policy of this Official Plan that all future residential development be located within the general vicinity of the existing townsites, excluding Flat Lake and McMarmac." (Policy 4.1)
- "It is the policy of this Plan to encourage the consolidation and revitalization of the existing townsites, wherever appropriate and feasible." (Policy 4.5)

- “Red Lake and Balmertown shall continue in their capacity as the major townships within the Municipality.” (Policy 4.11)
- “Future residential development in the Red Lake and Balmertown townships shall proceed on the basis of infilling and small-scale subdivisions in those vacant areas that can be readily developed within, or immediately adjacent to, the existing townships. For example, in Red Lake, the Kelson’s Farm Subdivision and the area towards Forestry Point can be developed.” (Policy 4.12)

The proposed Amendment is in conformity with the above-noted policies as it will provide additional land for future residential development within the Red Lake township, adjacent to existing and future residential development.

Moreover, the proposed Amendment will help ensure that adequate housing is provided to the residents of the Municipality, in conformity with Policy 5.9.2.

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.