

Proposed Temporary Use Provision (TUP)

West Red Lake Gold

Proposal:

- Permit a 114 unit dormitory to provide accommodations for fly-in/fly-out and drive-in/drive-out employees.
 - 3 Dormitories - each includes 38 beds with private bathrooms.
 - Recreation unit.
 - Kitchen/dinning unit.
 - Municipal water.
 - Existing sewage facilities.

Potential Location

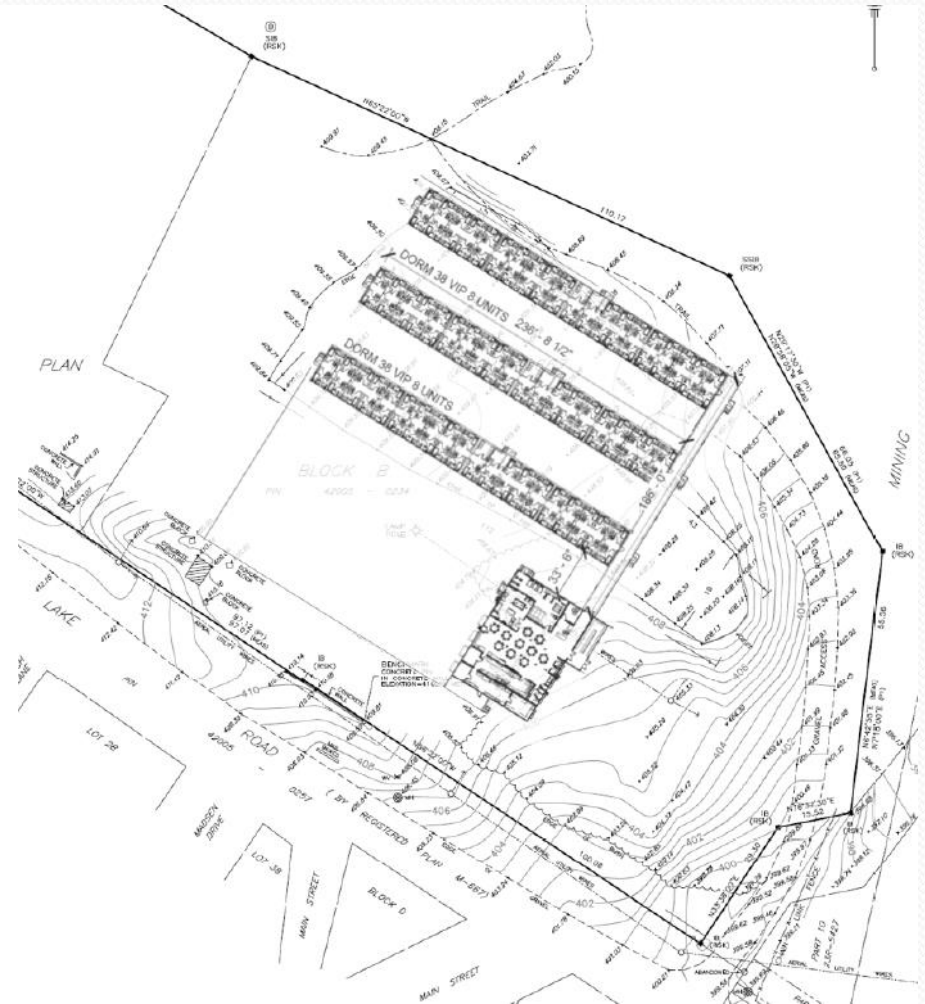
The applicant is proposing one of two locations. The preferred location abuts Mine Street (red). The second location (blue) is a back up if the development of the Mine Street location is not feasible.



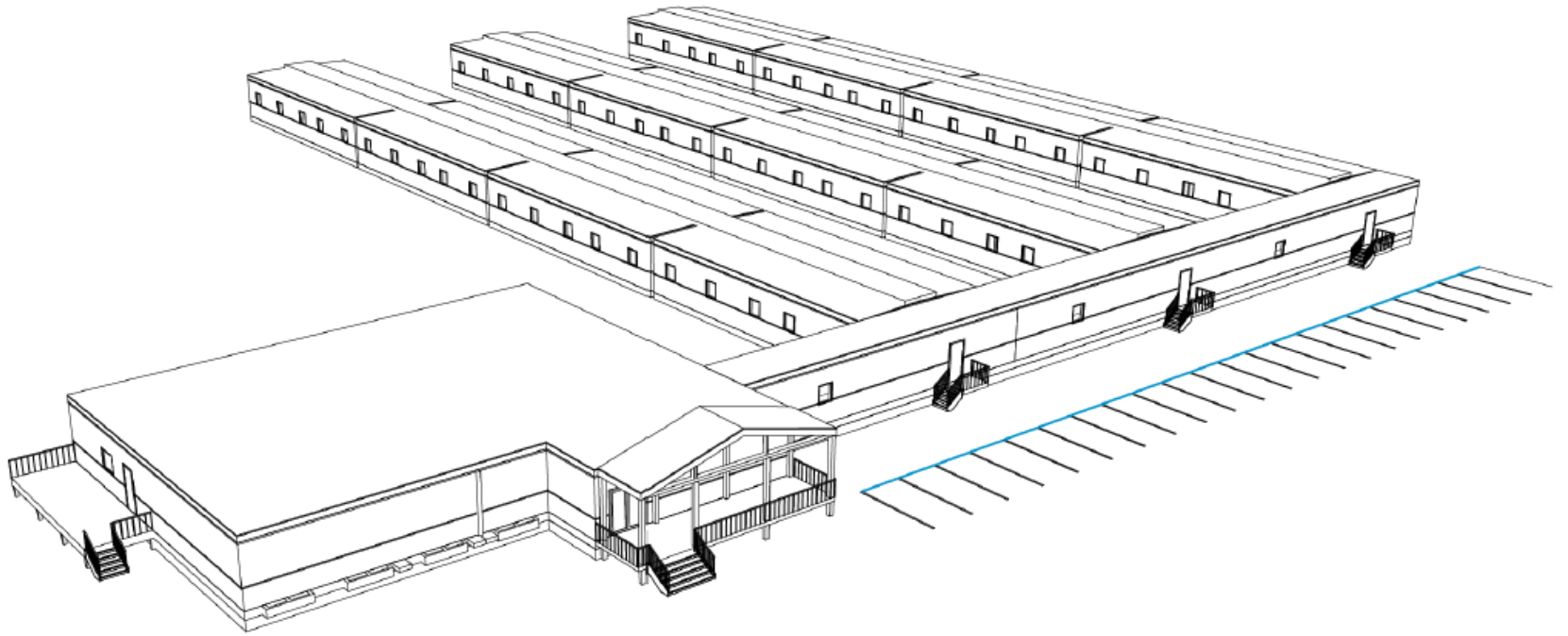
Draft Site Plan Mine Street



Draft Site Plan 2 Lake Road



Proposed Design



Zoning & Designation

Mine Street

Current

- Zoning – Natural Resources Zone
- Official Plan Designation – Natural Resources

Proposed

- Temporary Use Provision to permit a 114 unit dormitory and supporting facilities.

2 Lake Road

Current

- Zoning – Light Industrial with holding zone
- TUP – 88 dormitories & Facilities
- Official Plan Designation – Townsite Residential

Proposed

- Temporary Use Provision to permit a 114 unit dormitory and supporting facilities.

OP Considerations

- Natural Resources designation permits dormitories associated with mineral mining activities.
- Is it compatible with surrounding uses.
- Agreement specifying the conditions under which the use may be permitted (ie. site plan control).
- Abuts or direct access to a public road.
- Volume of traffic - capacity of the road system.
- Ministry approvals (ie. MECP, MOE, MNRF)

Zoning By-Law

- Temporary Use Provision required as dormitories are not listed as a permitted in the NR zone.
- Setbacks and buffer strips along abutting lot lines.
- Adequate parking.
- Services.