



FILE NUMBER  
D14-26-02

# MUNICIPALITY OF RED LAKE APPLICATION FOR A ZONING BY-LAW AMENDMENT

Planning Act, R.S.O. 1990, c. P13, s. 34(10.1); 1996, O. Reg. 545/06, Schedule

APPLICATION FEE ENCLOSED – \$600.00

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. THIS APPLICATION, INCLUDING INFORMATION ABOUT YOUR PROPOSAL, WILL BECOME PART OF THE PUBLIC AGENDA OF COUNCIL AND COMMITTEES. NOTICE OF THE APPLICATION MAY ALSO BE PLACED INTO THE NEWSPAPER.

NAME OF OWNER Don Aiken		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE) Derek Bandstra (Dexterra)	
ADDRESS PO Box 575 Red Lake	POSTAL BOX	STREETADDRESS #301, 240 4 Ave SW, Calgary	POSTAL BOX
POSTAL/ ZIP CODE P0V 2M0	PROV./ STATE ON	POSTAL/ ZIP CODE T2P 4H4	PROV./ STATE AB
TELEPHONE 1-807-728-0869		TELEPHONE 403-408-9090	
EMAIL donaiken@shaw.ca		EMAIL derek.bandstra@dexterra.com	

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

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES  
Wataynikaneyap Power LP

### PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS  
Pcl 7724 Sec Dpf Sro, Mining Claim krl 19406, Heyson Mining Claim krl 19407, Heyson Mining Claim krl 19746 Heyson Pt Mining Claim krl 19405 Heyson Pt Mining Claim Krl 19391, Heyson Pt Mining Claim krl 19752 Heyson Pt Mining Claim krl 19751 Heyson Pt Mining Claim 19747 Heyson Pt 1 23R-10722 Subject to an easement in Gross Over Part Mining Claim Krl 19747 Heyson Part 4 23R-14698 as in KM92363

Street address and town site name

DIMENSIONS OF SUBJECT LAND  
Frontage (metres): 1454.7      Depth (metres): 607.5      Area (hectares): 88.4

LAND USE DESIGNATION WITHIN THE OFFICIAL PLAN? HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?  
Land is located in the Industrial designation of the official plan. Permitted uses are manufacturing, assembling, processing, warehousing, storage, public utilities, sea plane base operations, docks, and marinas.

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN  
We are requesting a bylaw amendment to allow dormitories as a discretionary use.

ZONING WITHIN THE ZONING BY-LAW? HAS A SITE SPECIFIC ZONING BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?  
Land is currently zoned M2 Industrial use. We would like apply for a temporary use bylaw amendment to allow dormitories.

DATE SUBJECT LAND WAS ACQUIRED ON:	May 5, 2010
ARE THE MINERAL RIGHTS CROWN OR PATENTED?	Crown
ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?	No
IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?	

**PROPOSAL INFORMATION:**

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED
Requesting to temporarily change zoning to allow dormitories as a temporary use.	To allow a work camp to be temporarily installed on the subject lands.

**EXISTING BUILDINGS AND STRUCTURES** – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - ..... Front lot line setback: ..... Height in metres.....  
DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres.....  
DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

**PROPOSED BUILDINGS AND STRUCTURES** – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - ..... Front lot line setback: ..... Height in metres.....  
Rear lot line setback: ..... Dimensions: .....  
See Attached Site Drawing Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres.....  
Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

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

Provincial Highway  Seasonally maintained Municipal road  
 Year round maintained Municipal road  Right-of-way  
 Private road  Water

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

Docking facilities (specify).....	Parking facilities (specify).....
distance from subject land .....	distance from subject land .....
distance from nearest public road .....	distance from nearest public road .....

**EXISTING USES** of subject land:

**LENGTH OF TIME** the existing uses of the subject land have continued:

Storage

Since 2010

**PROPOSED USES** of the subject land:

The proposed use of the subject land is to install a 150 person temporary work camp.

**POTABLE WATER** is provided to the subject land by:

- |  |  |
|--|--|
| <input type="checkbox"/> Publicly-owned/operated piped water system          | <input type="checkbox"/> Lake or other water body    |
| <input checked="" 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 type="checkbox"/> Publicly-owned/operated sewage system             | <input type="checkbox"/> Privy   |
| <input type="checkbox"/> Privately-owned/operated individual septic system | <input checked="" type="checkbox"/> Other means (specify) ..... Collected and stored on site. Hauled to disposal site. |
| <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 provided to the subject land by:

- |                                 |   |  |  |
|---------------------------------|---|--|--|
| <input type="checkbox"/> Sewers | <input checked="" type="checkbox"/> Ditches | <input checked="" type="checkbox"/> Swales | <input type="checkbox"/> 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.

Waste will be stored in bear proof containers and hauled offsite.

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

No

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

- |  |              |
|--|--------------|
| <input type="checkbox"/> approval of a plan of subdivision (under section 51) File ..... | Status ..... |
|--|--------------|

If Yes please describe in detail: \_\_\_\_\_

consent (under section 53) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

zoning by-law amendment (under section 34) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

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

\_\_\_\_\_

**CHECK AS APPLICABLE:**

Does the Owner own any adjoining property?  Yes  No

If Yes please describe in detail: \_\_\_\_\_

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: \_\_\_\_\_

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, or 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			

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

The existing land use is Industrial, and the proposed camp will be used by industry workers requiring accommodations in the area.

\_\_\_\_\_

**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](http://www.mah.gov.on.ca/Page215.aspx))

Yes

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**Land within the Municipality of Red Lake is designated under a Provincial Plan being the Northern Growth Plan that took effect in March 2011. Does this application conform or not conflict with the plan?**

This application conforms to the Northern Growth Plan.

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**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.**

A recent zoning bylaw amendment was made for a similar work camp at the Madsen Mine.

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**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 location or proposed location of any sewage disposal systems, including pit privies, grey water, or septic systems
- 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.

**AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION**

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

[Signature]  
Signature of 1<sup>st</sup> Owner or Signing Officer

\_\_\_\_\_  
Signature of 2<sup>nd</sup> Owner or Signing Officer

Christine Goulet  
Signature of Witness

May 7/26  
Date

**AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION**

I/We, Danny Aikew of the Municipality of Red Lake in the Province of Ontario  
(Municipality/ City)  
(Province)

solemnly declare that the statements and any maps or plans submitted with 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 Municipality of Red Lake

in the District of Kenora

This 7 day of May, 2026.

Christine Goulet  
Commissioner for Taking Affidavits

[Signature]  
1<sup>st</sup> Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:  
  
**Christine Goulet  
a Commissioner, etc., District of Kenora  
for the Corporation of the Municipality of Red Lake.**

\_\_\_\_\_  
2<sup>nd</sup> Owner/ Signing officer/ Authorized Agent

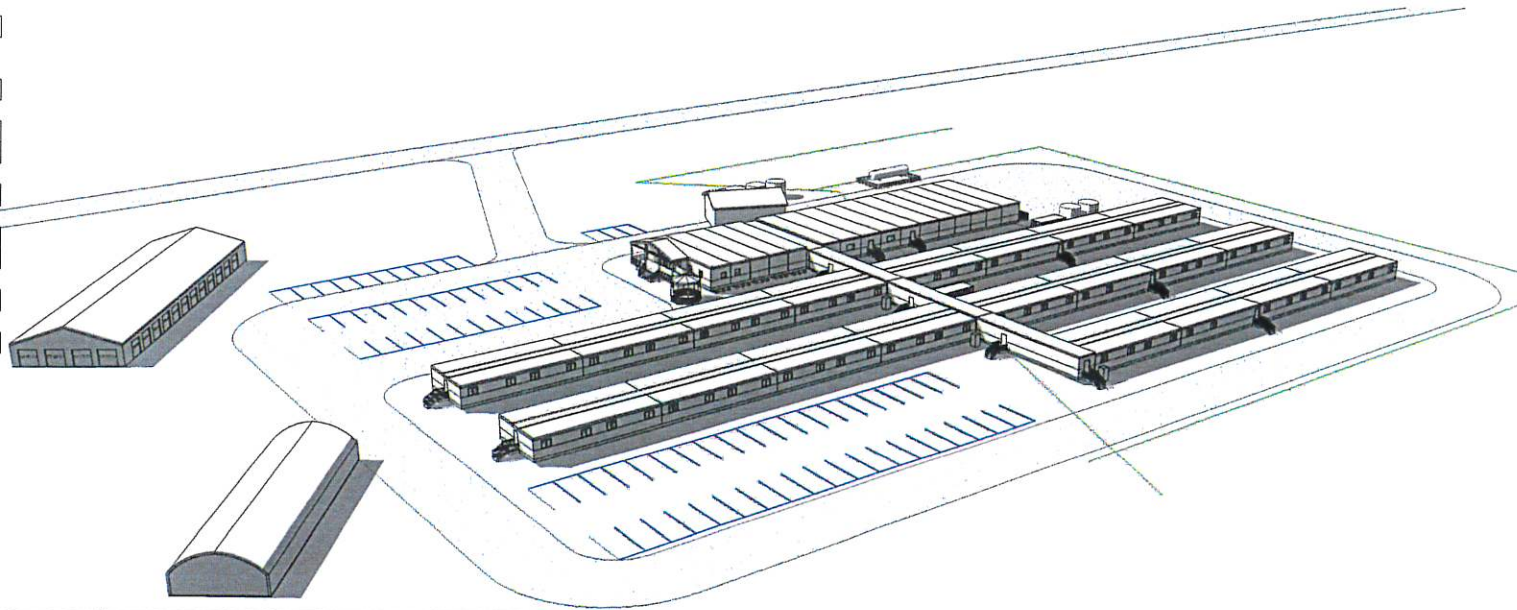
*This section for Red Lake Municipal office use only:*  
Date complete application received: \_\_\_\_\_

# Horizon North Camps & Catering

## LIST OF DRAWINGS

## Red Lake Camp - 150 Pe

Sheet Number	Sheet Name
Cover	
G100	Cover sheet with drawing index
Civil	
C100	Site Plan Property
C101	Site Plan Satellite Underlay
Architecture	
A101	Plan
Plumbing	
P101	Water Distribution Plan
P102	Sewer Distribution Plan
Mechanical	
M101	Gas Distribution Plan
Fire Alarm	
F101	Fire Distribution Plan



These drawings and designs are the sole property of Dexterra and may not be reproduced or submitted to outside parties without the expressed written consent of Dexterra.

N°	Description	Date

**dexterra**

Proj.#	000
Manuf.#	
Date	2026-03-05
Scale	
Drawn by	S.R.
Checked	T.H.

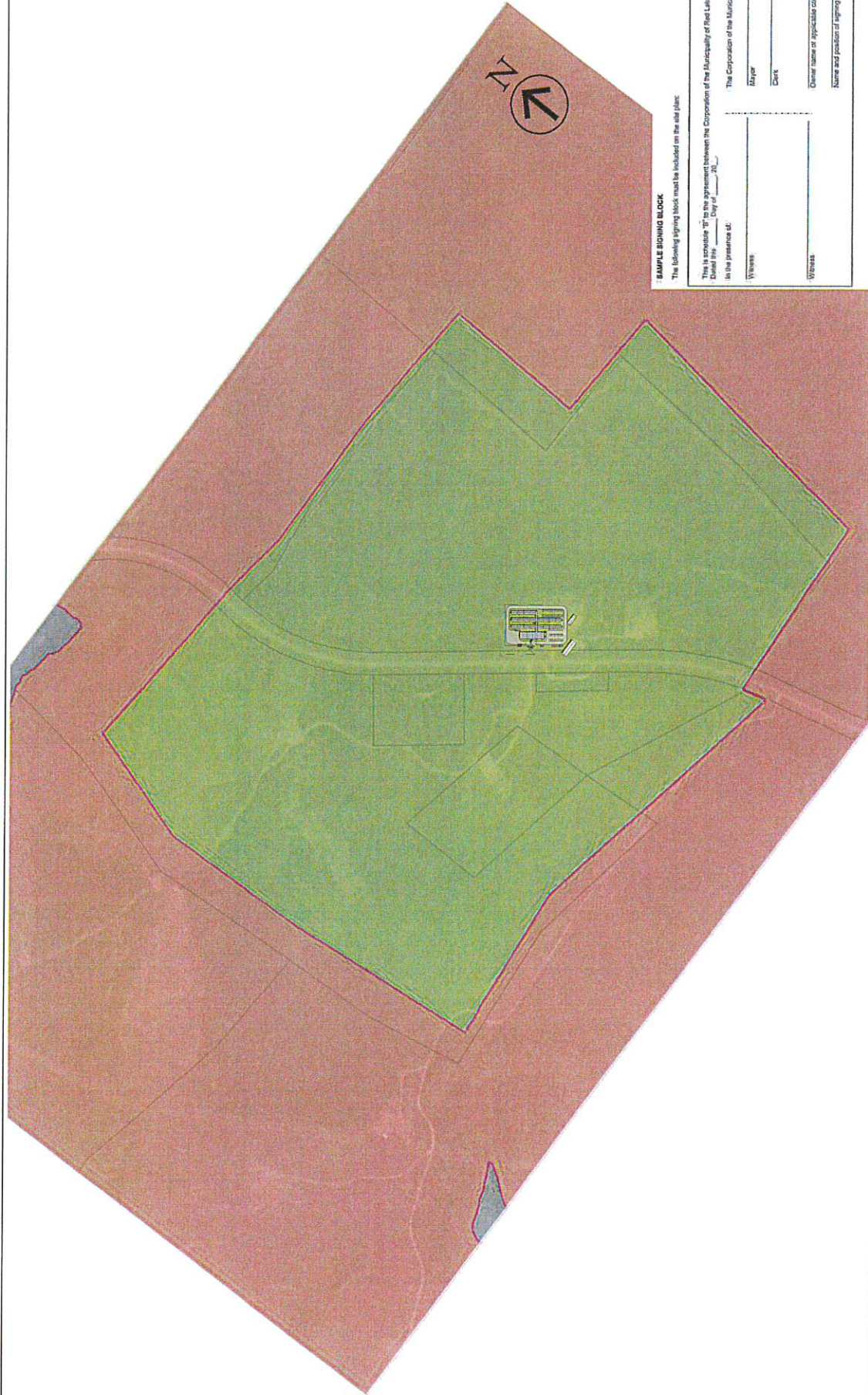
Red Lake Camp

Sample drawing, to be used as a guide only

Camp 150 Pe

Cover sheet with drawing index

G100



**SAMPLE SIGNING BLOCK**

The following signing block must be included on the site plan:

This is schedule "T" in the agreement between the Corporation of the Municipality of Red Lake and former name or corporate name

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

In the presence of:

Witness \_\_\_\_\_

Witness \_\_\_\_\_

The Corporation of the Municipality of Red Lake

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

Owner name or applicable corporate name as registered on file

Name and position of signing Officer (if applicable)

N <sup>o</sup>	Description	Date

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**dexterra**

Proj.#	000
Manuf.#	
Date	2025-03-05
Scale	1 : 10000
Drawn by	S.R.
Checked	T.H.

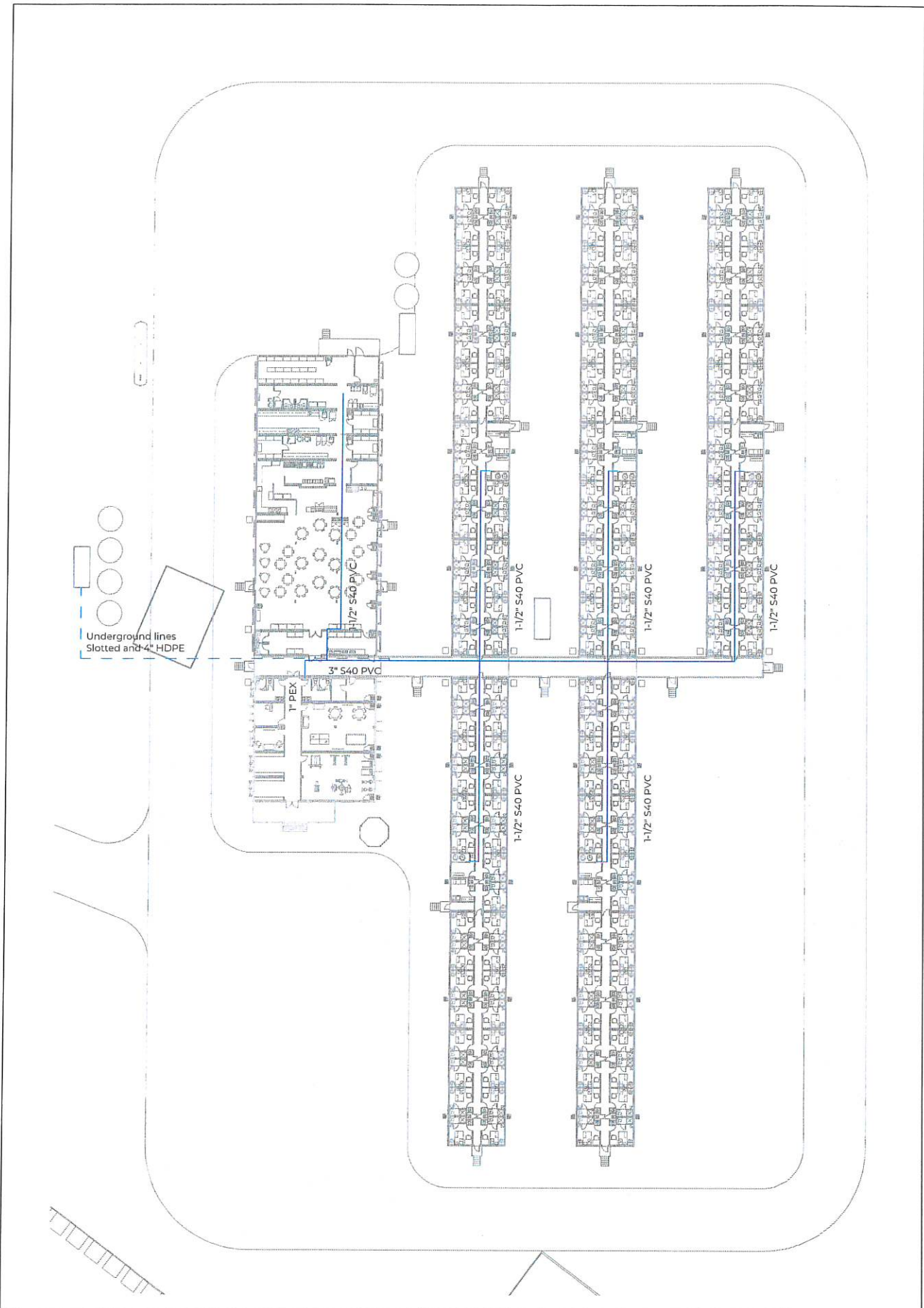
Red Lake Camp  
Camp 150 Pe  
Site Plan Property

C100

Sample drawing, to be used as a guide only







Underground lines  
Slotted and 4\"/>

Red Lake Camp

Camp 150 Pe

Water Distribution Plan

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N°	Description	Date



Proj.#	000
Manuf.#	
Date	2026-03-05
Scale	1 : 500
Drawn by	S.R.
Checked	S.D.

Sample drawing, to be used as a guide only

P101



Red Lake Camp

Camp 150 Pe

Sewer Distribution Plan

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N°	Description	Date

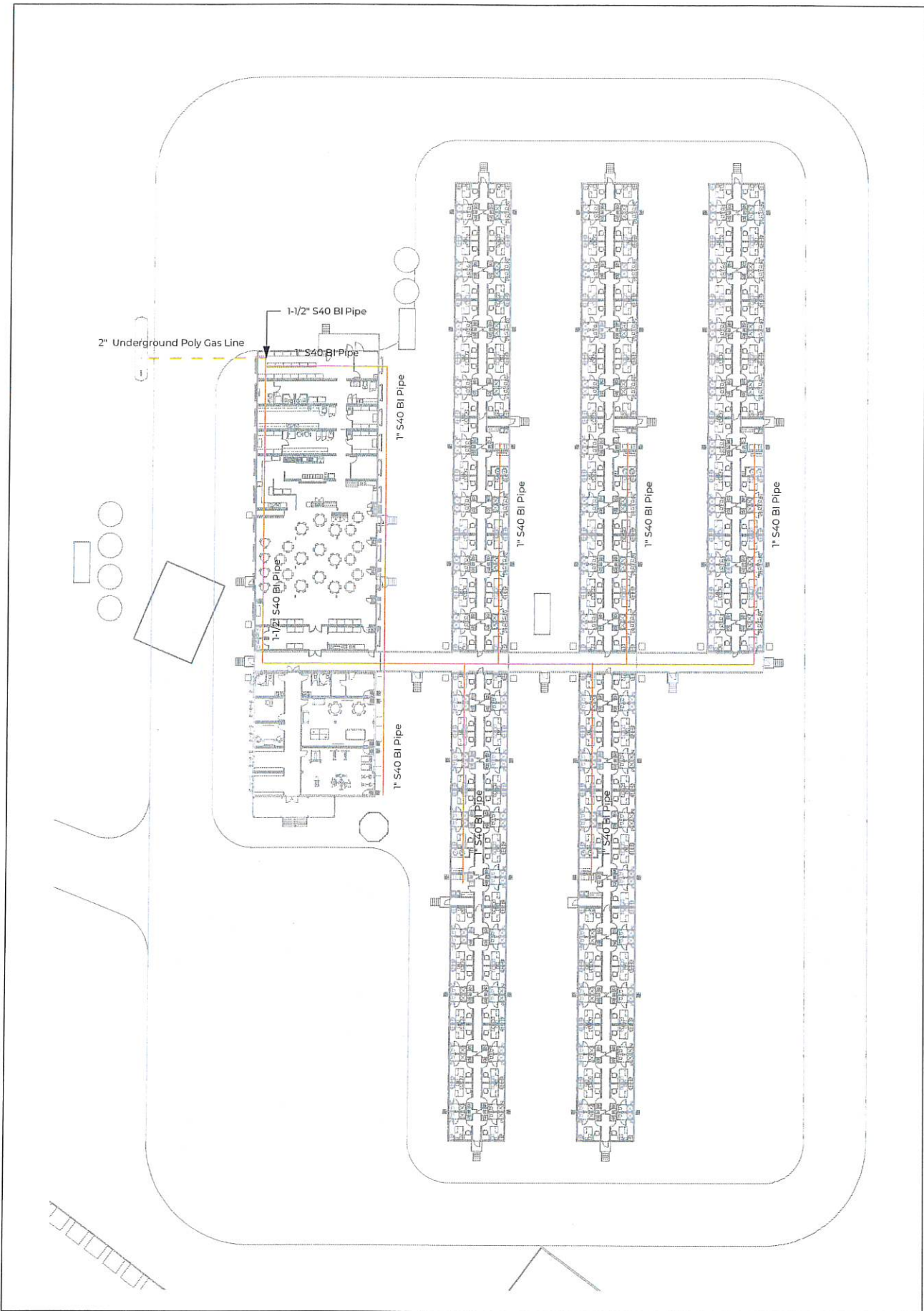
**dexterra**

Proj.#	000
Manuf.#	
Date	2026-03-05
Scale	1 : 500
Drawn by	S.R.
Checked	S.D.

Sample drawing, to be used as a guide only

P102

Lift Station  
2" Green Hornet



Red Lake Camp

Camp 150 Pe

Gas Distribution Plan

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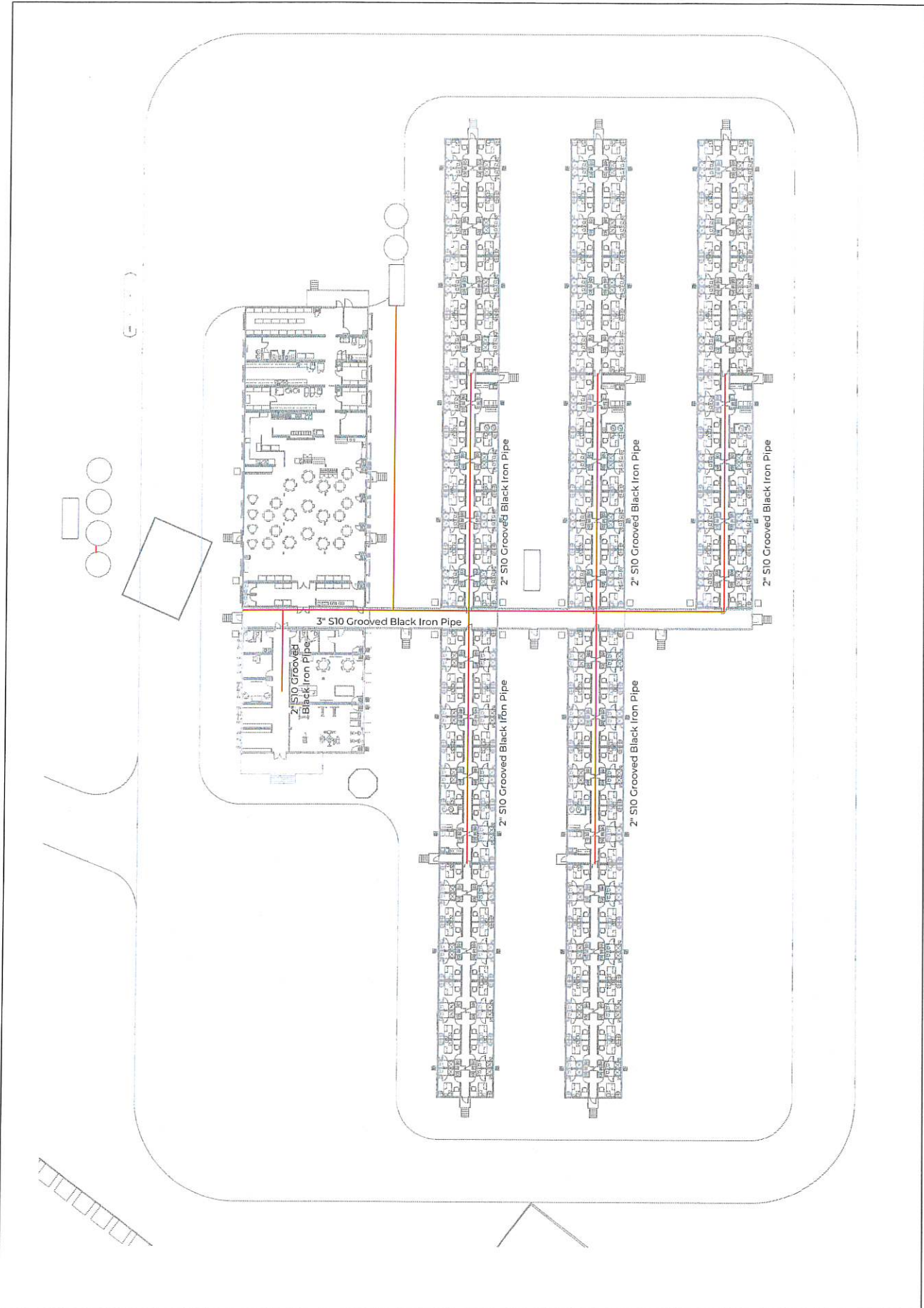
N°	Description	Date

**dexterra**

Proj.#	000
Manuf.#	
Date	2026-03-05
Scale	1 : 500
Drawn by	S.R.
Checked	S.D.

Sample drawing, to be used as a guide only

M101



Red Lake Camp

Camp 150 Pe

Fire Distribution Plan

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N°	Description	Date

**dexterra**

Proj.#	000
Manuf.#	
Date	2026-03-05
Scale	1 : 500
Drawn by	S.R.
Checked	S.D.

Sample drawing, to be used as a guide only

F101