



**The Corporation of the Municipality of Red Lake
PLANNING ADVISORY COMMITTEE**

**MINUTES OF A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS
12 May 2026 at 5:00 P.M.**

Present: Jerrett Landry Chair
 Dale Butterfield Member
 Everett Okanski Member
 Janet Hager Member
 Rocky Sandberg Member

Staff: Michelle Hendry Secretary-Treasurer/CAO
 Chris Jones Municipal Planning Consultant (Virtual)
 Shawna Gauthier Planning Coordinator/Recording Secretary

Members of the public

1. CALL MEETING TO ORDER

The meeting was called to order at 5:03 p.m.

1.1 Land Acknowledgment Statement.

We, the Municipality of Red Lake acknowledge that our foundation and the spaces in which we live and maintain are on the lands of the Anishinaapek of Red Lake; the traditional lands of Lac Seul and Wabauskang First Nations, and Treaty 3 territory. As we are all Treaty people, we will continue to cherish our reciprocity of all our relationships on these sacred Lands and Waters.

2. DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- (a) For the agenda for this meeting; and
- (b) For minutes of a meeting at which a member was not in attendance.

None disclosed.

3. PUBLIC MEETING(S):

- 3.1 Application for a Zoning By-Law Amendment, Planning File No. D14-26-01; 5 Church Street, Red Lake.**

The Chair advised the public hearing was being held by the Planning Advisory Committee to hear public comments regarding an Application for a Zoning By-Law Amendment (D14-26-01); 5 Church Street, Red Lake.

The Secretary-Treasurer/CAO advised that Notice of the Public Meeting was provided in accordance with the requirements of the Ontario Planning Act Regulation. Notice was mailed to all property owners within 120 metres of the subject lands and was also posted on the door of the Municipal Office, on the Municipality's website, in the monthly newsletter, and on the subject property. The Municipality received two written submissions. One from the Ministry of Transportation (MTO) with no concerns and one from Mick Kunze and Laura Tyliszczak with a letter of support.

The Municipal Planning Consultant presented his report to the Planning Advisory Committee and recommend approval of the application. The purpose and effect of the Zoning By-Law Amendment is to rezone the lands Municipally known as 5 Church Street from the Institutional (I) Zone to the Townsite Residential Density 1 Exception (R1-6) Zone. The amendment would permit the former church building to be renovated and converted into a two-unit dwelling with an accessory yoga studio.

The Chair asked members of the public if they had any questions or comments regarding the application. Mick Kunze spoke in support of the application.

The Chair asked the Committee if they had any questions or comments regarding the application. None were heard.

The Committee concurred to address Item 6.1 at this time.

It was:

Moved by: Dale Butterfield

Seconded by: Everett Okanski
(PAC-04-06)

RESOLVED that the Planning Advisory Committee hereby receive the report from the Planner for a Zoning By-Law Amendment, File D14-26-01 for lands located at 5 Church Street; and

BE IT FURTHER RESOLVED that the Planning Advisory Committee hereby recommends that Council approve a Zoning By-Law Amendment, File D14-26-01 to rezone lands located at 5 Church Street from the Institutional (I) Zone to the Townsite Residential Density 1 Exception (R1-6) Zone.

CARRIED

- 3.2 Application for a Temporary Use Zoning By-Law Amendment, Planning File No. D14-26-02; Highway 105, Red Lake.

The Chair advised the public hearing was being held by the Planning Advisory Committee to hear public comments regarding an Application for a Temporary Use Zoning By-Law Amendment (D14-26-02); Highway 105, Red Lake.

The Secretary Treasurer/CAO advised that Notice of the Public Meeting was provided in accordance with the requirements of the Ontario Planning Act Regulation. Notice was mailed to all property owners within 120 metres of the subject lands and was also posted on the door of the Municipal Office, on the Municipality's website, in the monthly newsletter, and on the subject property. The Municipality received one written submission from the Ministry of Transportation (MTO). The Ministry has no objection to the proposed plans providing the proponent has applied/or will apply for permits from MTO for the development of the subject property.

The Municipal Planning Consultant presented his report to the Planning Advisory Committee and recommended that the application be supported and forwarded for Council's consideration and approval. The purpose and effect of the Temporary Use Zoning By-Law Amendment is to rezone the lands Municipally known as Highway 105, SRO KRL 19406, 19407, 19746 PT KRL 19405, 19391, 19752, 19751, 19747, Part 1, Plan 23R-10722 (Heyson) to a General Industrial (M2) Exception on a temporary basis of up to 3 years to permit the establishment of a modular dormitory facility that would accommodate 150 rooms.

The Applicant, Derek Bandstra prepared conceptual site layout drawings for the proposed facility and provided them to the Planning Advisory Committee. Mr. Bandstra was then invited to provide an overview of the application on behalf of Dexterra.

The Chair asked members of the public if they had any questions or comments regarding the application.

Discussions included the proposed open-camp concept, the booking and availability of the accommodation, potential use of the facility by tourists and industry, and the relationship of the proposal to existing accommodation providers. Questions were also raised regarding the management of grey water, garbage and sludge disposal, municipal benefits and potential accommodation-related revenue. Members of the public also spoke in support of additional accommodation capacity in Red Lake, noting the potential benefits of the proposal in supporting tourism, industrial and economic development, housing initiatives, and local business activity.

The Applicant provided clarification in response to the questions and comments received.

The Chair asked the Committee if they had any questions or comments regarding the application. Discussions included the proposed access, parking, and landscaping. Committee members requested clarification regarding the number of parking spaces and the proposed landscaping along the eastern property line. The Applicant and Planning Staff provided responses to the questions and comments received.

The public hearing was closed at 6:20 p.m.

The Committee concurred to address Item 6.2 at this time.

It was:

Moved by: Dale Butterfield

Seconded by: Everett Okanski
(PAC-05-06)

RESOLVED that the Planning Advisory Committee hereby receive the report from the Planner for a Temporary Use Zoning By-Law Amendment, File No. D14 26-02; Highway 105, Red Lake; and

BE IT FURTHER RESOLVED that the Planning Advisory Committee hereby recommend that Council give direction to staff to prepare a Site Plan Agreement for the proposed use and upon confirmation that the Applicant has entered into a Site Plan Agreement, that Council give direction that a Temporary Use Zoning By-Law Amendment (Application File No. D14-26-02) be placed on the agenda for consideration and approval.

CARRIED

4. **DELEGATION/DEPUTATIONS**

None at this time.

5. **PREVIOUS MINUTES**

5.1 Planning Advisory Committee Meeting – 10 February 2026.

It was:

Moved by: Dale Butterfield

Seconded by: Everett Okanski
(PAC-03-26)

RESOLVED that the Planning Advisory Committee hereby approves the Minutes of a Regular Meeting held on 10 February 2026, as presented.

CARRIED

6. **APPLICATIONS**

6.1 Application for a Zoning By-Law Amendment, Planning File No. D14-26-01; 5 Church Street.

Addressed under Item 3.1

6.2 Application for a Temporary Use Zoning By-Law Amendment, Planning File No. D14-26-02; Highway 105, Red Lake.

Addressed under Item 3.2

7. **UNFINISHED BUSINESS:**

None at this time.

8. **NEW BUSINESS:**

None at this time.

9. **CLOSED MEETING**

None at this time.

10. **NEXT MEETING**

10.1 Tuesday, June 9th, 2026, at 5:00 pm.

11. **ADJOURNMENT**

It was:

Moved by: Janet Hager

Seconded by: Rocky Sandberg
(PAC-06-26)

RESOLVED that the Planning Advisory Committee hereby adjourns the Regular Meeting held May 12th, 2026, at 6:45 p.m.

CARRIED

CERTIFIED CORRECT:

Jerrett Landry, Chair

Michelle Hendry, Secretary-Treasurer/CAO