

**MINUTES FOR THE  
OCTOBER 7, 2021 MEETING  
OF THE  
LAKEHEAD RURAL PLANNING BOARD  
PUBLIC MEETING**

**Date:** October 7, 2021

**Members Present:** Gordon Cuthbertson, Councillor, Municipality of Neebing  
Bernie Kamphof, Councillor, Municipality of Oliver Paipoonge  
Axel Nowak, Gorham/Ware Representative  
Bob MacMaster, Councillor, Conmee Township

**Members Absent:** Rudy Buitenhuis, Councillor, Gillies Township  
Wendy Handy, Councillor, O'Connor Township

**Administrative Staff:** Kerri Reid, Secretary-Treasurer  
Chelsea Flegel, Planning Assistant

**Also Present:** Mayor Lucy Kloosterhuis – Oliver Paipoonge, Roxanne Clowes,  
William Clowes

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1. The Public Meeting was called to order.

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**Resolution #082-2021**

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**MOTION:** Moved by Gordon Cuthbertson  
Seconded by Bob MacMaster

THAT, the October 7, 2021 Public Meeting of the Lakehead Rural Planning Board be opened, the time being 5:31 pm.

**CARRIED**

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2. Approval of Agenda

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**Resolution #083-2021**

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**MOTION:** Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the October 7, 2021 Public Meeting Agenda of the Lakehead Rural Planning Board be approved.

**CARRIED**

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3. Disclosures of Pecuniary Interest  
None

4. Applications to be Considered:
- 1B/15/21 – Clowes – New Lot – Gorham
  - 1A/01/21 – Clowes – Minor Variance - Gorham

5. Debate and Decisions Relating to the Applications
- 1B/03/18 – Leslie Larson – New Lot – Gorham – held in abeyance  
No further communication has occurred.  
Bob MacMaster questioned timeline for this application and why it's still in Abeyance.

6. Adjourn Public Meeting

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**Resolution #084-2021**


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MOTION: Moved by Bob MacMaster  
Seconded by Gordon Cuthbertson

THAT, the October 7, 2021 Public Meeting of the Lakehead Rural Planning Board be adjourned, the time being 5:42 p.m.

CARRIED

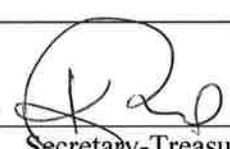
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Chairperson

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Secretary-Treasurer

**MINUTES FOR THE  
OCTOBER 7, 2021 MEETING  
OF THE  
LAKEHEAD RURAL PLANNING BOARD  
REGULAR MEETING**

**Date:** October 7, 2021

**Members Present:** Gordon Cuthbertson, Councillor, Municipality of Neebing  
Bernie Kamphof, Councillor, Municipality of Oliver Paipoonge  
Axel Nowak, Gorham/Ware Representative  
Bob MacMaster, Councillor, Conmee Township

**Members Absent:** Rudy Buitenhuis, Councillor, Gillies Township  
Wendy Handy, Councillor, O'Connor Township

**Administrative Staff:** Kerri Reid, Secretary-Treasurer  
Chelsea Flegel, Planning Assistant

**Also Present:** Mayor Lucy Kloosterhuis – Oliver Paipoonge, Roxanne Clowes,  
William Clowes

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1. The Regular Meeting was called to order.

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**Resolution #085-2021**

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**MOTION:** Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the October 7, 2021 Regular Meeting of the Lakehead Rural Planning Board be opened, the time being 5:43 p.m.

**CARRIED**

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2. Approval of Agenda

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**Resolution #086-2021**

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**MOTION:** Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the October 7, 2021 Regular Meeting Agenda of the Lakehead Rural Planning Board be approved.

**CARRIED**

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3. Disclosures of Pecuniary Interest  
None.

4. Deputations

5. By-laws/Resolutions

- 1B/15/21 – Clowes – New Lot - Gorham  
Planner read Planning Report for application.  
Comments received from MTO, NDM, Hydro One. No concerns.  
No comments received from Public.  
Gordon Cuthbertson is opposed to approval of both applications, as does not want to set precedent for creating smaller lots than allowed.

Planner recommends application be approved with conditions.

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**Resolution #087-2021**

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MOTION: Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the application 1B/15/21 from William & Roxanne Clowes for the purpose of a new lot on the property legally known as CON 2 N PT LOT 18 RP PAR600 PART 1 GORHAM TWP, GORHAM TOWNSHIP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

- 1A/01/21 – Clowes – Minor Variance - Gorham  
Planner read Planning Report for application.  
Minor variance requesting relief from Zoning Bylaw from 2 hectares to 1.84 hectares.  
Applicant will have to contact Gorham Roads Board regarding an entrance if one does not already exist.  
Applicant asked about condition regarding the Health Unit.  
Gordon Cuthbertson asked applicant if they had opportunity to purchase .15 of hectare to create a legal lot, rather than do a Minor Variance. They explained one neighbour was not interested, and unsure of neighbour on other side of them. Gordon would like applicant to try and acquire additional land to create a legal lot and return to a meeting in the future.  
Gordon Cuthbertson is opposed to approval of both applications, as does not want to set precedent for creating smaller lots than allowed.  
Bob MacMaster, believes this particular variance is minor in nature.  
Comments received from MTO, NDM, Hydro One. No concerns.  
No comments received from Public.  
Planner recommends application be approved with conditions.

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**Resolution #088-2021**

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MOTION: Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the application 1A/01/21 from William & Roxanne Clowes for the purpose of a minor variance on the property legally known as CON 2 N PT LOT 18 RP PAR600 PART 1 GORHAM TWP, GORHAM TOWNSHIP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

6. Minutes of Previous meeting
  - September 2, 2021

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**Resolution #089-2021**

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MOTION: Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the Lakehead Rural Planning Board approves the Minutes of the September 2, 2021 Regular Meeting as presented.

CARRIED

7. Matters arising from the minutes
8. Reports
  - None.
9. Correspondence
  - Notice of Public Meeting – Z-07-2021 – City of Thunder Bay
  - Notice of Passing – Z-03-2021 – City of Thunder Bay
  - Notice of Application – Z-08-2021 – City of Thunder Bay
10. Closed Session (if required)
11. Matters Arising from Closed Session (if Required)
12. New Business
  - Update about Subdivision Approval Request
    - MMAH made presentation at previous meeting regarding Subdivision Approval Authority request from Oliver Paipoonge. A letter was provided to Board members via email providing explanation for wanting Subdivision Approval request.
    - Mayor Lucy Kloosterhuis from Municipality of Oliver Paipoonge in attendance to answer any questions of Board if they have any. Provided background for reasoning of asking for Subdivision Approval from MMAH.
    - Bob MacMaster, agrees with Mayor Kloosterhuis and points that she made.
    - Gordon Cuthbertson, no objections to plans of Oliver Paipoonge. Concerned with future of LRPB and administering the Board. Also brought up issue of not requiring building

inspections in unorganized areas, and how Board doesn't have authority to enforce Building Code.

Mayor Kloosterhuis, Oliver Paipoonge will remain as part of Board. Believes more funding is required from Government for the Board to remain viable as a Planning Service for the unincorporated areas.

Bob MacMaster, believes Board is responsible for Planning Services, not so much Building Services, and maybe that should be a separate Board or entity.

- Ad for LRPB Appointment  
Secretary Treasurer provided update on posting. Copy provided to Board for their reference or if anyone contacts them regarding the application process.
- Business Case Funding  
Secretary-Treasurer went over Special Business Case funding application process. Able to apply for funding for a consultant to prepare Official Plan and Zoning Bylaw for Gorham Ware, and Dawson Road Lots 1-20.

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**Resolution #090-2021**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by Bob MacMaster

THAT the Lakehead Rural Planning Board approves the submission of a Special Business Case Funding request to the Ministry of Municipal Affairs and Housing in an effort to receive funding to cover the cost of hiring a consultant to prepare a new Official Plan and Zoning Bylaw for Gorham, Ware, and Dawson Road Lots 1-20.

CARRIED

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### 13. Adjournment

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**Resolution #091-2021**

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MOTION: Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the October 7, 2021 Regular Meeting of the Lakehead Rural Planning Board be adjourned, the time being 6:03 pm.

CARRIED

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Chairperson

  
Secretary-Treasurer