

# NORTHERN PLANNING

5034 Dawson Road, Murillo, ON P7G 0V4  
Phone: (807) 767-2458 Cell: (807) **629-3107**  
email: [northernplanning@tbaytel.net](mailto:northernplanning@tbaytel.net)

December 20, 2021

To : Lakehead Rural Planning Board  
3250 Highway 130  
Rosslyn, ON P7K 0B1

Sent by Email to: [planning@oliverpaipoonge.on.ca](mailto:planning@oliverpaipoonge.on.ca)

Attention: Kerri Reid, Manager of Planning

**Re: Proposed Amendment to the Gorham Twp Zoning By-law  
Lempiala Sand and Gravel Limited – Trout Lake property**

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I understand that in accordance with the LPAT Order, dated

Attached please find proof of ownership and a property map.

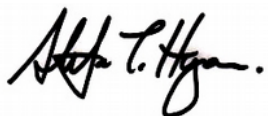
The owner's lands are legally described as: Pt Broken Lot 18, Con 7, Gorham Twp, except Pt 1,2 &3  
55R-1816 & unit 1 Pl D-72.

The property is currently in the "RU – Rural Zone" and this application seek to re-designate the  
property to be in the "M2- Extractive Industrial Zone". Please see the attached description of Proposed  
Details of amending zoning by-law.

Additional supporting Reports will also be delivered on a Zip drive, shortly.

Please contact me if you have any questions.

Thank you,



Stefan Huzan

cc. *Dilvio DiGregorio*

**Proposed Details of Amending Zoning By-law  
for the  
Lempiala Subject Property**

It is proposed that:

1. The bulk of the property be zoned M2-Extractive Industrial.
2. An areas of land along the N-E perimeter of the property be zoned M2-Buffer  
and
3. Limited Pit be added as a permitted use, on the subject property only,
4. Limited Pit shall mean : “A place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is removed by means of open excavation. This term includes limited related processing of the material for commercial purposes, such as sorting and temporary storage needed for loading and transport off site; and includes the refueling and minor repair of vehicles and equipment; as well as accessory work related to property management, such as dust suppression spraying, grading, and planting, etc. No blasting, aggregate crushing, washing or similar processing activity is permitted, and no weigh scales, offices or enclosed structures are permitted. “  
and
5. M2-Buffer be added as a new zone designation, along the east and south property boundaries,
6. Generally the provisions of the M2-Buffer zone would:
  - only permit a Pit use on these lands, only after a MNRF is licensed, approved and the use is regulated under the Aggregate Act,
  - require the use of these M2-B lands only to provide a spacial, vegetation and or berm attenuation measures to separate the pit use from adjacent properties,
  - allow various maintenance and rehabilitation activities, as specified in the MNRF Pit License, on these lands,
  - no minimum lot or yard size regulations would apply.
7. Driveway Access shall be from Highway 519, within 150 m of the south limit of the subject property,  
and
7. Where required, a Hazard Lands Zone would also apply to the portions of the property which contains Provincially Significant Wetland.

A **Sketch Plan** showing the proposed locations of the Zones on the subject property is attached.