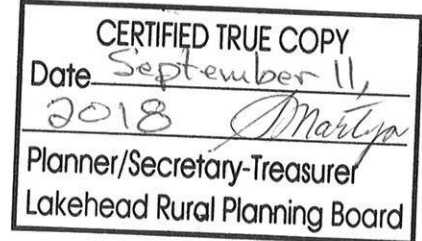


# LAKEHEAD RURAL PLANNING BOARD

APPLICATION TYPE: ZBLA01-16

Check (✓)

- Zoning By-law Amendment - \$1000+
- Temporary Use By-law - \$1000+
- Removal of the Holding Zone ("H" Symbol)+
- Official Plan Amendment - \$1500+



+ indicates Extra Costs which are above and beyond normal application process requirements as detailed in By-law No 466-2007 available from the LRPB Planner.

## OWNER/APPLICANT INFORMATION:

Owner Lempiala Sand & Gravel Limited Tel. 807-623-1855

Fax 807-623-0360

Address 665 Hewitson Street, Thunder Bay, ON, P7B 5V5

Email Dante Di Gregorio - dante@brunoscontracting.com

## AGENT, SOLICITOR, OR PLANNING CONSULTANT (if applicable):

Name NOT APPLICABLE Tel. \_\_\_\_\_

Fax \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

## PROPERTY INFORMATION

PCL 8755 SEC TBF; PT BROKEN LT 18 CON 7 GORHAM AS IN LPA33239  
Legal Description EXCEPT PT 1, 2 & 3 55R1816 & UNIT 1 PL D-72; DISTRICT OF THUNDER BAY

Address NOT APPLICABLE

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Current Zoning "RU" - Rural Official Plan Designation "RU" - Rural

Existing use of the property Vacant Land

How long has this use continued? Uninterrupted Since Purchase

In what year did the owner acquire the property? 1999

List all types of existing buildings/structures, the dates constructed and the setbacks, height and dimensions of each building/structure

NOT APPLICABLE

How is the property serviced? Check ( )

- ( ) City water ( ) Private well ( ) Communal well ( ) Lake/other water body  
( ) Private septic ( ) Communal septic system (  ) Other (Unserviced)

How will storm drainage be provided?

- ( ) Storm sewer (  ) Ditches (  ) Swales (  ) Other Natural Percolation

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report must be provided.

How is the property accessed?

- (  ) Provincial highway ( ) Municipal road, maintained all year  
( ) Other public road ( ) Right of way ( ) Water access

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Describe the parking facilities to be used and the approximate distance of these facilities between the subject land and the nearest public road:

NOT APPLICABLE

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Does any party have an interest in the property (i.e. easement, mortgage)?  
Provide the names and addresses for these parties \_\_\_\_\_

NONE

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List any previous or current *Planning Act* applications that apply to this property

NONE

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Are you aware of any *Planning Act* applications currently being processed for any properties within 120m? ( )Yes (✓)No

If Yes, include the File No. and Approval Authority if known \_\_\_\_\_

Does the Owner own Adjoining Properties? ( )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

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Has the Ministry of the Environment or any other agency formally or informally advised the owners that the property is or may be contaminated?

Yes       No

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

(If you answered Yes to any of the questions related to possible contamination of the site, a previous use inventory, showing all former uses of the subject property, or if appropriate, the adjacent property, is required and must be submitted with this application)

## PROPOSAL INFORMATION

What is the proposed use of the subject land? \_\_\_\_\_

"M2" Extractive Industrial zoning to permit aggregate extraction and processing

Are buildings or structures proposed for the subject land?     Yes       No

If Yes, indicate the types of buildings or structures and the setbacks, height and dimensions of each building/structure \_\_\_\_\_

NOT APPLICABLE

Describe in detail what NEW DEVELOPMENT IS PROPOSED on the property

No new development is proposed on the property

List any buildings or structures that will be REMOVED as part of this proposal

No buildings or structures will be removed as part of this proposal

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If no new development is proposed, describe the reasons for this application

Purpose of the application is to amend zoning from "RU" - Rural to "M2" - Extractive Industrial to permit the extraction and processing of aggregate.

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

The areas surrounding the subject lands, and those within the Township generally, are widely known to be aggregate resource rich. There are a number of parcels surrounding the subject lands that are currently zoned for aggregate resource extraction and that are the subject of of a licence to extract.

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Describe in detail how the application conforms with the intent of the Official Plan

The 2011 Official Plan takes a protectionist stance with respect to mineral and aggregate resource areas, to ensure expansion and continued use of these resources. Continued use and expansion directly enures to the benefit of the Township, surrounding Municipalities, Cities and the Province, as the largest consumers of these aggregate resources.

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Is the proposed amendment consistent with the Provincial Policy Statements issued under subsection 3(1) of the *Planning Act*? (  )Yes ( )No

Describe Mineral aggregate resources are to be identified and protected for long-term use (PPS 2.5.1). As much mineral aggregate resources as realistically possible shall be made available, as close to the markets as possible, without corresponding demonstration for need (PPS 2.5.2.1). Mineral aggregate operations shall be protected from development and activities that would preclude or hinder, expansion or continued use, or prove incompatible with the extraction from a public policy standpoint (PPS 2.5.2.4).

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, please list the details of the official plan or official plan amendment that deals with the matter.

NOT APPLICABLE

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# LAKEHEAD RURAL PLANNING BOARD

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If the application is to remove land from an area of employment, please list the details of the official plan or official plan amendment that deals with the matter.

NOT APPLICABLE

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If the subject land is within an area where zoning with conditions may apply, please provide an explanation of how the application conforms to the Official Plan policies relations to zoning with conditions.

NOT APPLICABLE

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Does this application seek to REZONE the property?  Yes ( ) No

If Yes, what zone is requested? Amendment from "RU" - Rural to "M2" - Extractive Industrial

Why is this application being made to amend the Zoning By-law?

Amendment to the Zoning By-Law is sought to permit aggregate extraction and processing on the subject lands.

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If changes to the REGULATIONS of the By-law are requested, indicate so below:

A) General Regulations or Definitions (changes to Section 2 or 3 of By-law 185-01):

Section	Existing Requirement	Requested Requirement
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

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B) Regulations (changes requested to the regulation in a particular zone of Section 4):

Section	Existing Requirement	Requested Requirement
_____	_____	_____
_____	_____	_____
_____	_____	_____

Does this application seek to REDESIGNATE the property? ( )Yes (✓)No

If YES, what designation is requested? \_\_\_\_\_

Does this application seek to add or change a POLICY in the Official Plan?  
( )Yes (✓)No Policy No. \_\_\_\_\_

Proposed Wording: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SKETCH SEE ATTACHED**

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Site plan must show the following in metric dimensions on a page not exceeding 11x17":

- North arrow, scale and legend;
- The boundaries of the owner's property including the area of the property and all dimensions;
- The boundaries of the property subject to the application including area and dimensions, if different from above;

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- All existing and proposed buildings located on the property including building dimensions (incl. height), separation distances between buildings and the distances to property lines;
- The location of all natural and artificial features (e.g. easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes, wetlands, wooded areas, wells, and septic fields) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application;
- The nature of the existing use of the adjacent properties (e.g. residential, agriculture, automotive);
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking areas (including the dimensions of all parking spaces and aisles), landscaping, amenity areas, etc.;
- As applicable – fire access route, outdoor equipment and storage, walkways, curbing, fencing, docks;
- Existing municipal infrastructure immediately adjacent to the site (roads, lanes, 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 right of way;



# LAKEHEAD RURAL PLANNING BOARD

3250 Highway 130, Rosslyn ON P7K 0B1  
Phone: (807) 935-3300 Fax: (807) 935-3309

## CERTIFICATION BY THE APPLICANT

I/we (insert name) Stefan HUZAN of the Municipality of Oliver Paipoonge, in the Province of Ontario, solemnly declare that the statements contained in 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 of the *Canada Evidence Act*.

Sworn (or declared) before me at the Municipality of Oliver Paipoonge, in the Province of Ontario, this 20 day of Dec, 2021

Kerri Lynn Reid,  
Commissioner of Oaths, Province of Ontario, for the Corporation of the Municipality of Oliver Paipoonge.

[Signature]  
Applicant/Authorized Agent

If the applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporation Seal shall be affixed.

**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.**

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

I/we authorize Stefan Huzan (name of agent) to act on my/our behalf in submitting this application. This application has been submitted with my/our full knowledge and endorsement.

[Signature] Date Dec-19/21  
Owner(s) Sec-Treasurer  
Lempizla Sand & Gravel Ltd.

For office use only

Date **complete** application is received: \_\_\_\_\_

Application Number: \_\_\_\_\_

