

**MINUTES FOR THE
FEBRUARY 3, 2022 MEETING
OF THE
LAKEHEAD RURAL PLANNING BOARD
PUBLIC MEETING**

Date: February 3, 2022

Members Present: Bernie Kamphof, Councillor, Municipality of Oliver Paipoonge
Axel Nowak, Gorham/Ware Representative
Rudy Buitenhuis, Councillor, Gillies Township
Wendy Handy, Councillor, O'Connor Township
Gordon Cuthbertson, Councillor, Municipality of Neebing
Bob MacMaster, Councillor, Conmee Township

Members Absent: n/a

Administrative Staff: Kerri Reid, Secretary-Treasurer
Chelsea Flegel, Planning Assistant
Jeff Port, Planning Consultant, JCP Planning & Development

Also Present: Allana Hogard, Carl Hogard, Bryan Heppler, Bryan Mackay, Carolyn Johnstone, Christopher Hanley, Heather Gray, Irene Semenuk, Jacqueline Hanley, Janice Balak, Robert Balak, Karen Peterson, Ken Mosley, Kevin Matthews, Liz Jobbitt, Liz McKinnon, Lynda Mckeown, Rene Larson, Amanda Cranton, Rick Hiscock, Felicia Hiscock, Rob Macey, Robin Latimer, Sharon McKinnon, Silvio Di Gregorio, Sophia Ambrose, Stefan Huzan, Trina Diner, Mandy Solly, Frank Solly, Sean Mulligan, Tracy Pinet, Jeff Walters, John Rowe, Kim Latimer, Sharon Dempsey

1. The Public Meeting was called to order.

Resolution #014-2022

MOTION: Moved by Bob MacMaster
Seconded by Wendy Handy

THAT, the February 3, 2022 Public Meeting of the Lakehead Rural Planning Board be opened, the time being 5:30 pm.

CARRIED

2. Approval of Agenda

Resolution #015-2022

MOTION: Moved by Bob MacMaster
Seconded by Gordon Cuthbertson

THAT, the February 3, 2022 Public Meeting Agenda of the Lakehead Rural Planning Board be approved.

CARRIED

3. Disclosures of Pecuniary Interests

None.

4. Statutory Public Meeting

- Public Meeting Procedures

Chair reviewed procedures for meeting. Those not speaking are asked to mute their microphone and turn off their video. Agent for application will be given 10 minutes to speak. Members of the public will be given 5 minutes to speak.

5. Applications to be Considered:

- ZBLA01-2016 – Lempiala Sand & Gravel (Agent: Stefan Huzan) – Gorham

An application has been brought forward for a new decision from Stefan Huzan, acting as agent on behalf of Lempiala Sand & Gravel, to rezone the parcel from Rural to Extractive Industrial. The property is legally described as Parcel 8755, Section TBF, Park Broken Lot 18, Concession 7, Township of Gorham. The subject land is approximately 30 hectares in size and located at the southeast corner of Highway 591 and Trout Lake Road. It is approximately 20 km northwest of Thunder Bay.

Jeff Port, Planning Consultant, reviewed his Preliminary Planning Report. Report is available for review on Lakehead Rural Planning Board website. Provided brief background of this application.

Final report will be prepared once all comments are received and reviewed from Agencies along with Public Comments made at the February 3 meeting. A decision will not be made by the Board until they have had a chance to review all of the information provided and the final report.

Axel Nowak, asked about the role of the Board on imposing regulations on pit activities and how previous Board was criticized for delegating that decision to the Ministry of Natural Resources by the LPAT. MNRF is sole regulatory body for pit activities. Jeff Port, Board can consider site specific zoning amendment and address more specific details with information provided for this application.

Agent Stefan Huzan spoke on behalf of application.

Went over his summary statement prepared for this application. Summary Statement is available on the Lakehead Rural Planning Website for review.

Chair asked Secretary-Treasurer if any letters were received in support or opposition to the application. Letters received in support were all dated from 2018.

Secretary-Treasurer summarized concerns noted in letters of opposition which include health hazards from contaminated soil, water, diesel fumes and aggregate dust that affect children, the elderly, people with asthma, heart disease and diabetes and contain silica, a known carcinogen; safety hazards from increased truck traffic; damage to provincial roads and private property; noise that carries across the lake; aesthetics of views and vistas in a lake residential area; deterioration of property values; and cumulative effects stemming from near-by gravel operations at Surprise Lake and the increasing pressures on Crown Land near Hawkeye Lake and One Island Lake.

Chair asked if anyone in support of the application wished to be heard.

Chair asked if anyone in opposition of the application wished to be heard. Those who wished to speak were asked to identify themselves and then create a list of speakers. They were also reminded of the 5-minute time frame for comments.

Rene Larson, spoke in opposition on behalf of Leslie Walker Larson. So much time has passed since 2016 when application was first presented. Feels there hasn't been adequate time to discuss the new reports and studies that have been provided by Applicant. Would like the Board to set a date in September to make a decision so that opposition are able to provide other studies and review all information. Thinks 4–6-week timeline proposed by Jeff Port is too narrow. Would like the Board to refuse the application. Mr. Larson shared his screen showing map of area including wetlands. Will be making further submissions for the review of the Board.

Kevin Matthews spoke in opposition of application. Noted the Trout Lake community has been opposed to some variation of this application since 1980's. Area around Trout Lake has been developed since the 1930's. Not only seasonal use, but many use it as a permanent residence. Believes proposal is not compatible use for the residential nature of the area. Believes application should be dismissed to preserve the residential use. Indicates that the area considered to be buffer space, is actually parkland where families and children explore the outdoors. Believes timing of the meeting being held in the winter is not fair to the community. Believes addition of heavy industrial trucks will cause death and destruction due to increased traffic. Believes this is not good Planning. Believes LPAT spoke loud and clear in their decision, pages 26-29 of decision specifically. Hopes Board reviews the order specifically. Would like Board to dismiss the application.

Robin Latimer spoke in opposition of application, hasn't seen any studies about how this application will affect the lake. This past summer they had algae on the lake, so this shows the fragility of the lake. Other studies have shown impacts on the wetlands and river.

Karen Peterson, President of Trout Lake Campers Association, Doctorate in Environmental Design and Planning spoke in opposition of application. Believes Board needs to get the zoning right before anything else. Believes this is a poor location for a gravel pit as it abuts residential properties and a lake. Licensing is the second step after zoning. Social impact assessment hasn't been tabled yet and believes LPAT decision focuses on the balance of the area. Other pits in area are already causing disturbances to

the community and worries this one would be added to that category. Official Plan recognizes rural character and feels this pit will not maintain the rural character of this area.

Rob Macey spoke in opposition of application. The effects of proposed amendment will be felt for much longer than proposed pit operations lifespan. Feels it is not a compatible land use. Noise disturbances such as back up beepers of trucks will be heard non-stop and affect the mental health of the area campers. Feels this proposed pit will detract from property values and future residential development/purchases. Naturally occurring underground water systems that feed wells, water supplies to camps, and the lake itself could be impacted by development of nearby pit. Believes the lake is struggling under various detrimental uses such as nearby clearcuts in the area. Additional anthropological stresses to the area such as septic systems, fertilizers on gardens, new construction, additional year-round dwellings, introduction of foreign species to the ecosystem. Air borne pollutants are of real concern to the residents of the area. Further development will have inconsequential impact on the flora and fauna of the area. Would like to denounce the rezoning application categorically on behalf of the wildlife and neighbouring properties.

Tracy Pinet spoke in opposition of application and discussed the social perspective of the area and how the natural area is a healing space for the mental health of her and friends. Mentioned rehabilitated helipad area, now park, and how it's a nice element to the area. A place of reprieve, and enjoyment. Feels it has been a very special location during the last few years of the pandemic.

Sean Mulligan spoke in opposition of application, disclosure of facts presented - not enough time to review and discuss. Would like more time to review all of the information and feels time of year for meeting is not conducive to an open and fair meeting procedure.

Bryan Mackay spoke in opposition of application, very opposed to development of gravel pit in close proximity to the Trout Lake community. Feels the community aspect to the area is very important. Wonders how the social impact will be measured on a decision such as this. Feels that surveying every member of the community would be useful. Would like application declined.

Jeff Walters spoke in opposition of application, believes it is not compatible land use. Acting as private citizen, not in professional manner. Number of opposed neighbours shows that this application is not compatible land use. Has extreme concerns if this application is approved. Believes the Board should reject the application.

Trina Diner spoke in opposition of application, opposed to application completely and hopes Board will reject application.

Sharon McKinnon spoke in opposition of application; family has been in Trout Lake area for 100 years or so. Doesn't agree that a gravel pit can enhance their way of life at all. Doesn't think gravel pit needs to be located next to the headwaters of the McIntyre River and Trout Lake. Strongly opposed to gravel pit, feels opposition is constantly ongoing with each new owner of the property.

Carolyn Johnstone spoke in opposition of application, also opposed to application and the incompatible land use for the area.

Via the online chat function in Zoom, Kim Latimer commented that they are strongly opposed to the application, and strongly concerned regarding public health, children's health, safety, and the well-being in the area. Also noted that they haven't received any communication or surveys from the Applicant to voice their concerns.

Via the online chat function in Zoom, Chris Hanley commented that they are against the rezoning application and consider it harassment by the Applicant in continuing to bring this application forward. They feel it is not compatible land use. Family has been in Trout Lake area since early 1940's.

Chair thanked all those in attendance for their comments, respectful tone, and information provided.

Chair mentioned that Board will discuss application at Regular Meeting directly following this Public Meeting, but a decision will not be made at that meeting.

6. Debate and Decisions Relating to the Applications

- 1B/03/18 – Leslie Larson – New Lot – Gorham – held in abeyance
Rene Larson provided update. A lake study is required for this application and doesn't think that is appropriate for an individual to undertake. Would like to withdraw application at this time and reapply in the future if need be.

7. Adjourn Public Meeting

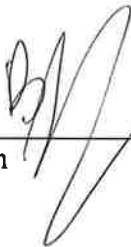
Resolution #016-2022

MOTION: Moved by Bob MacMaster
Seconded by Gordon Cuthbertson

THAT, the February 3, 2022 Public Meeting of the Lakehead Rural Planning Board be adjourned, the time being 7:18 p.m.

CARRIED

Chairperson



Secretary-Treasurer



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Rudy Buitenhuis, Councillor, Gillies Township
Wendy Handy, Councillor, O'Connor Township
Bob MacMaster, Councillor, Conmee Township

Members Absent: n/a

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

1. The Regular Meeting was called to order.

Resolution #017-2022

MOTION: Moved by Rudy Buitenhuis
Seconded by Gordon Cuthbertson

THAT, the February 3, 2022 Regular Meeting of the Lakehead Rural Planning Board be opened, the time being 7:19 p.m.

CARRIED

2. Approval of Agenda

Resolution #018-2022

MOTION: Moved by Wendy Handy
Seconded by Bob MacMaster

THAT, the February 3, 2022 Regular Meeting Agenda of the Lakehead Rural Planning Board be approved.

CARRIED

3. Disclosures of Pecuniary Interest
None.

4. Deputations
None.

5. By-laws/Resolutions

- ZBLA01-2016 – Lempiala Sand & Gravel (Agent: Stefan Huzan) – Gorham
No further discussion on this application at this time.

Resolution #019-2022

MOTION: Moved by Bob MacMaster
Seconded by Wendy Handy

THAT, the Lakehead Rural Planning Board moves to table the discussion on
ZBLA01-2016 regarding the Lempiala Sand & Gravel application to a future meeting.
CARRIED

6. Minutes of Previous meeting

- January 6, 2022

Resolution #020-2022

MOTION: Moved by Bob MacMaster
Seconded by Axel Nowak

THAT, the Lakehead Rural Planning Board approves the Minutes of the January 6,
2022 Regular Meeting as presented.
CARRIED

7. Matters arising from the minutes

- Draft 2022 Budget
After the last meeting the Budget has been revised with proposed increases in planning
fees, the budget has been balanced, as well as consulting and legal fees increased.

Resolution #021-2022

MOTION: Moved by Gordon Cuthbertson
Seconded by Bob MacMaster

THAT, the Lakehead Rural Planning Board approves the budget for 2022 as
presented.
CARRIED

8. Reports

- Tariff of Fees By-law Report
Secretary-Treasurer has prepared a Report regarding raising the application fees for the
LRPB. Board usually follows Oliver Paipoonge in regard to fees, and Oliver Paipoonge
recently increased their fees. Fees would increase to \$800 for Consents, Minor

Variances, and Validation Certificates. \$1500 for Zoning By-law Amendments, and \$2000 for Official Plan Amendments.

Resolution #022-2022

MOTION: Moved by Bob MacMaster
Seconded by Wendy Handy

THAT, the Chair and Secretary-Treasurer are hereby authorized to execute By-law 01-2022, being a By-law to establish a general tariff of fees and charges for the Lakehead Rural Planning Board, on behalf of the Lakehead Rural Planning Board.

CARRIED

9. Correspondence

- Notice of Passing – Z-16-2017 – City of Thunder Bay
 - Notice of Public Meeting – Z-08-2021 – City of Thunder Bay
 - Notice of Application & Public Meeting – O-12-2021 – City of Thunder Bay
 - Notice of Public Meeting – OZ-092021 – City of Thunder Bay
- None of these applications are located near the boundaries for the Board. No comments from Secretary-Treasurer or Board.

10. Closed Session (if required)

11. Matters Arising from Closed Session (if Required)

12. New Business

Bob MacMaster, wonders if official notification will be sent to Municipal Councils regarding the increase in fees. Invoices for annual membership to be sent out, which will include a letter regarding change in fees for their information.

Chair, thanked everyone for the respectful nature of the earlier discussion regarding the Lempiala application.

Gordon Cuthbertson, asked what next steps are for meeting to discuss the ZBLA01-2016 – if it's a public meeting or in camera. Secretary-Treasurer noted that Planning Consultant will compile all of the information received so far and prepare a recommendation report for a future meeting, which will be open to the public. Gordon asked if there are any technical reports that aren't from the applicant.

Bob MacMaster, some parts of the reports and amount of time to review information has been challenging. Wonders how the Board can manage this quantity of information to make best informed decision.

Rudy Buitenhuis, wondered if the Planning Act determines how long Board has to review information and make a decision. Secretary-Treasurer noted that after Statutory Public Meeting, Board has 90 days to make a decision, unless there is some extenuating circumstance to allow for a longer time frame, and the Applicant agrees to the extension. The Applicant can appeal the Board at that point if a decision isn't made. A time frame should be established to have a deadline for public comments submitted. Chair mentioned

talking to Planning Consultant regarding a timeline for a final comment submission deadline, which will then be communicated to the public.

Rudy Buitenhuis also mentioned that members of the Board have terms expiring at the end of 2022 and will be up for re-election so it would be nice to have a decision made prior to a new Board being put in place.

Axel Nowak noted that opposition may need more time to prepare further reports and studies to present.

Chair, noted that meetings need to be held in public forum, and anything in-camera would need to be looked into to ensure Board is adhering to appropriate guidelines.

Rudy Buitenhuis noted that too much of the discussion in-camera can leave a sour taste in the public's mouth. Being as open as possible is best in this case. Chair agrees that open and transparent communication is best.

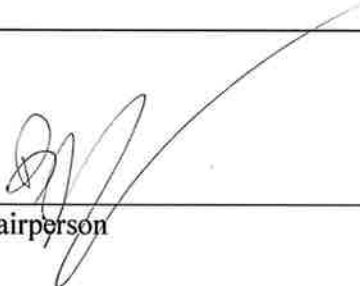
13. Adjournment

Resolution #023-2022


MOTION: Moved by Bob MacMaster
 Seconded by Rudy Buitenhuis

THAT, the February 3, 2022 Regular Meeting of the Lakehead Rural Planning Board be adjourned, the time being 7:40 pm.

CARRIED



Chairperson



Secretary-Treasurer