

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

**Date:** March 3, 2022

**Members Present:** Bernie Kamphof, Councillor, Municipality of Oliver Paipoung  
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

**Also Present:** Karen Caren, Tammy Sawyer, Derek Sawyer, Rene Larson, Kathy White, Irene Semenuk, Ray Semenuk, Karen Peterson, Mandy Solly, Frank Solly

---

1. The Public Meeting was called to order.

---

**Resolution #024-2022**

---

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

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

**CARRIED**

---

2. Approval of Agenda

---

**Resolution #025-2022**

---

**MOTION:** Moved by Bob MacMaster  
Seconded by Rudy Buitenhuis

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

**CARRIED**

---

3. Disclosures of Pecuniary Interests

None.

4. Applications to be Considered:

- 1B/01/22 – Vaughn & Vello Gross – New Lot – Ware
- 1B/02/22 & 1B/03/22 – Karen & Edmund Caren – New Lots - Gillies

5. Debate and Decisions Relating to the Applications

6. Adjourn Public Meeting

---

**Resolution #026-2022**

---


MOTION: Moved by Bob MacMaster  
Seconded by Axel Nowak

THAT, the March 3, 2022 Public Meeting of the Lakehead Rural Planning Board be adjourned, the time being 5:37 p.m.

CARRIED

---

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Secretary-Treasurer

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

**Date:** March 3, 2022

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

**Also Present:** Karen Caren, Tammy Sawyer, Derek Sawyer, Rene Larson, Kathy White, Irene Semenuk, Ray Semenuk, Karen Peterson, Mandy Solly, Frank Solly

---

1. The Regular Meeting was called to order.

---

**Resolution #027-2022**

---

MOTION: Moved by Gordon Cuthbertson  
Seconded by Bob MacMaster

THAT, the March 3, 2022 Regular Meeting of the Lakehead Rural Planning Board be opened, the time being 5:37 p.m.

**CARRIED**

---

2. Approval of Agenda

---

**Resolution #028-2022**

---

MOTION: Moved by Wendy Handy  
Seconded by Bob MacMaster

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

**CARRIED**

---

3. Disclosures of Pecuniary Interest

None.

4. Deputations

Chair Bernie Kamphof reminded those making a deputation that they have 10 minutes each to present their deputations.

Rene Larson re: ZBLA01-2016 – Lempiala Sand & Gravel Ltd.

Spoke regarding establishing a future meeting date for the decision regarding this file.

Trout Lake Campers Association has an Annual General Meeting typically in June of each year. Would like Board to set a specific date that all sides can prepare for and have a meaningful discussion together.

Believes there are many inconsistencies in documentation presented so far.

Rene Larson spoke to Agent Stefan Huzan about reasons why a specific by-law wasn't proposed and presented for the review of all parties.

Bob MacMaster asked for clarification of date that Mr. Larson would like.

Mr. Larson said beginning of September 2022 would be ideal.

Axel Nowak asked if Trout Lake Residents planned to undertake additional reports and studies in the time they are requesting for the delay of the decision.

Trout Lake Campers Association President Karen Peterson confirmed that further studies will be conducted, and those are in initial stages at this point. Intention to undertake studies regarding water, environment, and noise.

Karen Peterson re: ZBLA01-2016 – Lempiala Sand & Gravel Ltd.

Shared her screen and slide show presentation for the Board.

Reviewed her presentation. Believes the focus should be on two steps – is this a good location for a pit and is this a good operating pit.

Feels that the LPAT directives that were identified failed to consider relevant PPS and residential use nearby the proposed location of pit.

Notes that there are selective aggregate policies for current Lempiala Application. Heavy focus on growth plan, which is quite broad in nature.

Concerns with lack of enforcement.

Sensitive land uses surround pit location, feels pit is incompatible with area.

Concern with supporting studies supplied by Applicant which are based on modelling.

Believes the Board should deny the application.

5. By-laws/Resolutions

- 1B/01/22 – Vaughn & Vello Gross – New Lot – Ware

Planner read Planning Report for application.

Comments received from MTO, NDM. No concerns.

No comments received from Public.

Entrance permit required from Ware Roads Board if entrances do not already exist.

Planner recommends application be approved with conditions.

- 1B/02/22 & 1B/03/22 – Karen & Edmund Caren – New Lots – Gillies

Planner read Planning Report for applications.

Comments received from MTO, LRCA, and NDM. No concerns.

No comments received from Public.

Gillies Council passed resolution in support of applications with condition that the road allowance be transferred to the township.

Entrance permits are required from Gillies Township if entrances do not already exist.

Applicant Karen Caren in attendance. Spoke in favour of applications and explained that they may have to make changes to the overall lot shape in order to retain existing tree line.

Minimum lot size will remain the same, with changes to frontage and depth.

Planner recommends applications be approved with conditions.

---

**Resolution #029-2022**

---

MOTION:     Moved by Axel Nowak  
                  Seconded by Bob MacMaster

THAT, the application 1B/01/22 from Vaughn & Vello Gross for the purpose of a new lot on the property legally known as CON 3 LOT 5 PCL 7458 TBF WARE TWP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

---

**Resolution #030-2022**

---

MOTION:     Moved by Gordon Cuthbertson  
                  Seconded by Wendy Handy

THAT, the application 1B/02/22 from Karen & Edmund Caren for the purpose of a new lot on the property legally known as CON 5 S PT LOT 4 MR146 REM PCL 7386 GILLIES TWP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

---

**Resolution #031-2022**

---

MOTION:     Moved by Rudy Buitenhuis  
                  Seconded by Bob MacMaster

THAT, the application 1B/03/22 from Karen & Edmund Caren for the purpose of a new lot on the property legally known as CON 5 S PT LOT 4 MR146 REM PCL 7386

---

GILLIES TWP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

6. Minutes of Previous meeting
- February 3, 2022

---

**Resolution #032-2022**

---

MOTION: Moved by Gordon Cuthbertson  
Seconded by Wendy Handy

THAT, the Lakehead Rural Planning Board approves the Minutes of the February 3, 2022 Public Meeting as presented.

CARRIED

---

**Resolution #033-2022**

---

MOTION: Moved by Bob MacMaster  
Seconded by Gordon Cuthbertson

THAT, the Lakehead Rural Planning Board approves the Minutes of the February 3, 2022 Regular Meeting as presented.

CARRIED

7. Matters arising from the minutes

- Recommendation from Planning Consultant re: ZBLA01-2016 – Next Steps  
Correspondence was sent to the Board from Planning Consultant recommending how file should progress. ARA license has to happen concurrently with Zoning By-law application. ARA public meeting will allow public to voice their concerns in a different format. Applicant and Agent have been advised to move forward with their MNRF application.  
Wendy Handy asked for clarification on timeline for decision by the Board. 90 days is typical, however requirements for further information can extend that.

8. Reports

9. Correspondence

- Notice of Passing – Z-10-2021 – City of Thunder Bay
  - Notice of Passing – OZ-092021 – City of Thunder Bay
  - Notice of Adoption – OZ-092021 – City of Thunder Bay
- All for information of Board.

10. Closed Session (if required)

---

**Resolution #034-2022**

---

MOTION: Moved by Bob MacMaster  
Seconded by Wendy Handy

THAT, the Lakehead Rural Planning Board resolves to a Closed Session to discuss matters pertaining to:

1. Legal Matters, the hour being 6:15 p.m.

CARRIED

---

**Resolution #035-2022**

---

MOTION: Moved by Wendy Handy  
Seconded by Bob MacMaster

THAT, the Lakehead Rural Planning Board reconvenes the Regular Meeting to continue with the business at hand, the hour being 6:23 p.m.

CARRIED

11. Matters Arising from Closed Session (if Required)

---

**Resolution #036-2022**

---

MOTION: Moved by Wendy Handy  
Seconded by Bob MacMaster

THAT, the Board directs Administration to proceed as directed in Closed Session.

CARRIED

12. New Business

- Payments  
Secretary-Treasurer asked for clarification if Board wanted approved budget lines brought forward for their approval again when payment is required.  
Bob MacMaster asked if there was a payment amount maximum that the Board needs to approve, or if staff can proceed. No set amount is defined in Procedural By-law.  
Wendy Handy, Gordon Cuthbertson, and Rudy Buitenhuis all in agreement that anything within budget as laid out is fine to be paid, anything above and over needs approval.  
Would also like a monthly statement provided of financial transactions.  
Board would like changes, over budget items, larger items brought forward for approval.  
Monthly financial statements and payment lists will be provided to the Board going forward.
- LRCA Memorandum of Understanding 2022  
Annual Memorandum of Understanding with LRCA. Covers the mapping systems used and review of applications by LRCA.

- **BrokerLink Insurance Renewal 2022**  
In year 2 of 3-year policy.  
Board would like a report prepared regarding Insurance Policy and if it meets needs of the Board.
- **Official Plan/Zoning By-law RFP**  
Secretary-Treasurer noted RFP has been updated and is ready for distribution with Board's approval.

---

**Resolution #037-2022**

---

MOTION:     Moved by Wendy Handy  
                  Seconded by Axel Nowak

THAT the Board authorizes the Chair and Secretary-Treasurer to execute the Memorandum of Understanding regarding Mapping Services from the Lakehead Region Conservation Authority for the 2022 year.

CARRIED

---

**Resolution #038-2022**

---

MOTION:     Moved by Bob MacMaster  
                  Seconded by Wendy Handy

THAT, the Board authorizes the payment of \$2003.40 for the insurance policy renewal for Director's and Officers Liability Insurance & Commercial General Liability for 2022.

CARRIED

---

**Resolution #039-2022**

---

MOTION:     Moved by Gordon Cuthbertson  
                  Seconded by Rudy Buitenhuis

THAT, the Lakehead Rural Planning Board authorizes the distribution of the presented Request for Proposal to review and update the Official Plan and Zoning By-law for Gorham, Ware, and Dawson Road Lots 1-20.

CARRIED



13. Adjournment

---

**Resolution #040-2022**

---

MOTION: Moved by Wendy Handy  
Seconded by Rudy Buitenhuis

THAT, the March 3, 2022 Regular Meeting of the Lakehead Rural Planning Board be adjourned, the time being 6:48 pm.

CARRIED

---



Chairperson

---



Secretary-Treasurer