

**MINUTES FOR THE  
APRIL 7, 2022 MEETING  
OF THE  
LAKEHEAD RURAL PLANNING BOARD  
PUBLIC MEETING**

**Date:** April 7, 2022

**Members Present:** Bernie Kamphof, Councillor, Municipality of Oliver Paipoonge  
Rudy Buitenhuis, Councillor, Gillies Township  
Gordon Cuthbertson, Councillor, Municipality of Neebing  
David West, Gorham/Ware Representative

**Members Absent:** Axel Nowak, Gorham/Ware Representative  
Wendy Handy, Councillor, O'Connor Township  
Bob MacMaster, Councillor, Conmee Township

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

**Also Present:** Joshua Daniels, Amber Maclean, Chris Maclean

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1. The Public Meeting was called to order.

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**Resolution #041-2022**

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MOTION: Moved by Rudy Buitenhuis  
Seconded by Gordon Cuthbertson

THAT, the April 7, 2022 Public Meeting of the Lakehead Rural Planning Board be opened, the time being 5:33 pm.

CARRIED

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2. Approval of Agenda

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**Resolution #042-2022**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by David West

THAT, the April 7, 2022 Public Meeting Agenda of the Lakehead Rural Planning Board be approved.

CARRIED

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3. Disclosures of Pecuniary Interests  
None.

4. Applications to be Considered:

- 1B/04/22 – Christopher Maclean – New Lot – Ware
- 1B/05/22 – Daniel Courtney (Agent: Joshua Daniels) – New Lot - Ware
- 1B/07/22 & 1B/08/22 – Daniel Holmberg & Carissa Sulatycki – New Lots - Gillies

5. Debate and Decisions Relating to the Applications Held in Abeyance

6. Adjourn Public Meeting

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**Resolution #043-2022**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by David West

THAT, the April 7, 2022 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  
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**Members Present:** Bernie Kamphof, Councillor, Municipality of Oliver Paipoonge  
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Gordon Cuthbertson, Councillor, Municipality of Neebing  
David West, Gorham/Ware Representative

**Members Absent:** Axel Nowak, Gorham/Ware Representative  
Wendy Handy, Councillor, O'Connor Township  
Bob MacMaster, Councillor, Conmee Township

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

**Also Present:** Joshua Daniels, Amber Maclean, Chris Maclean

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1. The Regular Meeting was called to order.  
Chair Bernie Kamphof welcomed new Board Member David West to the Board.

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**Resolution #044-2022**

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MOTION: Moved by Rudy Buitenhuis  
Seconded by David West

THAT, the April 7, 2022 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 #045-2022**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by Rudy Buitenhuis

THAT, the April 7, 2022 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/04/22 – Christopher Maclean – 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 entrance does not already exist.  
Chris and Amber Maclean were in attendance on behalf of application.  
Planner recommends application be approved with conditions.
  
- 1B/05/22 – Daniel Courtney (Agent: Joshua Daniels) – New Lot - Ware  
Planner read Planning Report for applications.  
Comments received from MTO, and NDM. No concerns.  
No comments received from Public.  
Entrance permit required from Ware Roads Board if entrance does not already exist.  
Agent Joshua Daniels in attendance on behalf of application.  
Planner recommends applications be approved with conditions.
  
- 1B/07/22 & 1B/08/22 – Daniel Holmberg & Carissa Sulatycki – 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.  
Planner recommends applications be approved with conditions.

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**Resolution #046-2022**

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MOTION:     Moved by David West  
                  Seconded by Rudy Buitenhuis

THAT, the application 1B/04/22 from Christopher Maclean for the purpose of a new lot on the property legally known as CON 3 PT LOT 7 RP55R4703 PART 1 TO 3 PCL 8603 TBF WARE TWP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

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**Resolution #047-2022**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by David West

THAT, the application 1B/05/22 from Daniel Courtney for the purpose of a new lot on the property legally known as CON 1 PT LOT 11 PCL 4405 & 5122 TBF WARE TWP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

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**Resolution #048-2022**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by Rudy Buitenhuis

THAT, the application 1B/07/22 from Daniel Holmberg & Carissa Sulatycki for the purpose of a new lot on the property legally known as GILLIES CON 2 N PT LOT 12 MR77, Gillies Township, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

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**Resolution #049-2022**

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MOTION: Moved by Rudy Buitenhuis  
Seconded by Gordon Cuthbertson

THAT, the application 1B/08/22 from Daniel Holmberg & Carissa Sulatycki for the purpose of a new lot on the property legally known as GILLIES CON 2 N PT LOT 12 MR77, Gillies Township, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

6. Minutes of Previous meeting
- March 3, 2022

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**Resolution #050-2022**

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MOTION: Moved by Rudy Buitenhuis  
Seconded by Gordon Cuthbertson

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

CARRIED

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**Resolution #051-2022**

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MOTION: Moved by Rudy Buitenhuis  
Seconded by Gordon Cuthbertson

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

CARRIED

7. Matters arising from the minutes

8. Reports

Monthly Bank Statements provided for review and information of Board.

9. Correspondence

- Draft Zoning By-law - Township of O'Connor  
Secretary-Treasurer will review document.
  
- Notice of Adoption – BL 33-2022 – City of Thunder Bay
- Notice of Application - Z-03-2022 – City of Thunder Bay
- Notice of Application – Z-04-2022 – City of Thunder Bay
- Notice of Application – OZ-05-2022 – City of Thunder Bay
- Notice of Public Meeting – Z-11-2021 – City of Thunder Bay  
All for information of Board.

10. New Business

Chair Bernie Kamphof brought up topic of in person meetings. Oliver Paipoonge setting up capabilities to have in person meetings that can be livestreamed. Will be able to use that system once in place.

11. Closed Session (if required)

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**Resolution #052-2022**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by David West

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

1. Legal Matters, the hour being 5:53 p.m.

CARRIED

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**Resolution #053-2022**

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MOTION: Moved by Gordon Cuthbertson  
Seconded by Rudy Buitenhuis

THAT, the Lakehead Rural Planning Board reconvenes the Regular Meeting to continue with the business at hand, the hour being 6:04 p.m.

CARRIED

12. Matters Arising from Closed Session (if Required)  
None.

11. Adjournment

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**Resolution #054-2022**


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MOTION: Moved by Gordon Cuthbertson  
Seconded by David West

THAT, the April 7, 2022 Regular Meeting of the Lakehead Rural Planning Board be adjourned, the time being 6:08 pm.

CARRIED

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Chairperson

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Secretary-Treasurer