

**MINUTES FOR THE
MAY 5, 2022 MEETING
OF THE
LAKEHEAD RURAL PLANNING BOARD
PUBLIC MEETING**

Date: May 5, 2022

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

Members Absent: David West, Gorham/Ware Representative

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

Also Present: Joe Hanlon, Leonard Adams, Louis Adams, Suzanne Chaval,
Ronald Tuy, Brad Bellemare, Angie Bellemare, Kathryn Onyschuk

1. The Public Meeting was called to order.
Vice-Chair Rudy Buitenhuis opened the meeting in absence of Chair.

Resolution #055-2022

MOTION: Moved by Bob MacMaster
Seconded by Gordon Cuthbertson

THAT, the May 5, 2022 Public Meeting of the Lakehead Rural Planning Board be opened, the time being 5:38 pm.

CARRIED

2. Approval of Agenda

Resolution #056-2022

MOTION: Moved by Bob MacMaster
Seconded by Gordon Cuthbertson

THAT, the May 5, 2022 Public Meeting Agenda of the Lakehead Rural Planning Board be approved.

CARRIED

3. Disclosures of Pecuniary Interests
None.

Chair Bernie Kamphof joined the meeting.

4. Applications to be Considered:

- 1B/06/22 – George Ward & Carol Gallant (Agent: Ronald Tuy) – New Lot – Gorham
- 1B/09/22 & 1B/10/22 – Sandra White & Kathryn Onyschuk (Agent: Kathryn Onyschuk) – New Lots – O’Connor
- 1B/11/22 – Leonard Adams – New Lot – Ware
- 1B/12/22 – Suzanne & Karl Chaval – New Lot – Ware

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

6. Adjourn Public Meeting

Resolution #057-2022

MOTION: Moved by Rudy Buitenhuis
Seconded by Gordon Cuthbertson

THAT, the May 5, 2022 Public Meeting of the Lakehead Rural Planning Board be adjourned, the time being 6:02 p.m.

CARRIED

Chairperson

Secretary-Treasurer

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Gordon Cuthbertson, Councillor, Municipality of Neebing
Axel Nowak, Gorham/Ware Representative
Alex Crane, Councillor, O'Connor Township
Bob MacMaster, Councillor, Conmee Township

Members Absent: David West, Gorham/Ware Representative

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

Also Present: Joe Hanlon, Leonard Adams, Louis Adams, Suzanne Chaval,
Ronald Tuy, Brad Bellemare, Angie Bellemare, Kathryn Onyschuk

1. The Regular Meeting was called to order.

Resolution #058-2022

MOTION: Moved by Bob MacMaster
Seconded by Axel Nowak

THAT, the May 5, 2022 Regular Meeting of the Lakehead Rural Planning Board be opened, the time being 6:03 p.m.

CARRIED

2. Approval of Agenda

Resolution #059-2022

MOTION: Moved by Bob MacMaster
Seconded by Axel Nowak

THAT, the May 5, 2022 Regular Meeting Agenda of the Lakehead Rural Planning Board be approved.

CARRIED

3. Disclosures of Pecuniary Interest

None.

4. Deputations

5. By-laws/Resolutions

- 1B/06/22 – George Ward & Carol Gallant (Agent: Ronald Tuy) – New Lot – Gorham
Planner read Planning Report for application.
Resubmission of lapsed application 1B-01-21.
Comments received from NDM. No concerns.
Public comments received from Ron Bourret, regarding lane/road access for the proposed new lot.
Entrance permit required from Gorham Roads Board if entrance does not already exist.
Agent Ronald Tuy in attendance on behalf of application. Noted this is simply a resubmission of a previously approved application. Applicant was unable to meet condition in 1 year time frame set out in previous application.
Joe Hanlon, neighbour, understood that entrance would be on Pike Lake Road, and wonders where the driveway is going to be placed. Wondered if the location of the entrance is a condition of approval or not. Joe Hanlon noted that there is a trail to access the lake that a few owners use to access the lake, and worried that this new lot would increase traffic on that trail which has been private use only. Secretary-Treasurer noted the Gorham Roads Board approves the entrances, not the LRPB, but has noted location of entrance will be on Pike Lake Road.
Chair Bernie Kamphof noted that in order to be legal consent, frontage has to be on a maintained road. The Roads Board will not provide an entrance permit for an unmaintained road.
Secretary Treasurer noted there is no way to ensure a second entrance isn't created after the lot is created and meets all conditions as a legal lot.
Bob MacMaster asked for clarification regarding approving the consent prior to the entrance being established. Secretary Treasurer noted the entrance must be in place in order for health unit, etc. to access the property.
Planner recommends application be approved with conditions.
- 1B/09/22 & 1B/10/22 – Sandra White & Kathryn Onyschuk (Agent: Kathryn Onyschuk) – New Lots – O'Connor
Planner read Planning Report for applications.
Comments received from LRCA and NDM. No concerns.
No comments received from Public.
O'Connor Council passed resolution in support of applications with condition that the road allowance be transferred to the township.
Entrance permits are required from O'Connor Township if entrances do not already exist.
Agent Kathryn Onyschuk in attendance on behalf of application.
Planner recommends applications be approved with conditions.
- 1B/11/22 – Leonard Adams – New Lot – Ware
Planner read Planning Report for applications.

Frontage will be on new road that will be maintained by Ware Roads Board. Road to be officially named later in 2022 by Ware Roads Board.

The new road must be surveyed out and registered in order to create a natural severance. A natural severance must occur first and is a condition of approval for this new lot.

Comments received from NDM. No concerns.

No comments received from Public.

Applicant Leonard Adams in attendance on behalf of the application.

Entrance permit required from Ware Roads Board if entrance does not already exist.

Brad Bellemare asked intentions of new lot development and clear cutting of trees. His lot backs onto new lot.

Chair Bernie Kamphof noted that the Board doesn't have a say in clear cutting the property.

Applicant Leonard Adams said property will remain fully treed and will just be used as a residential lot.

Planner recommends applications be approved with conditions.

Rudy asked for clarification on 2-year condition meeting period. Secretary Treasurer noted that it changed in January 2022 to allow for a longer period to meet conditions.

- 1B/12/22 – Suzanne & Karl Chaval – New Lot – Ware

Planner read Planning Report for applications.

Comments received from NDM. No concerns.

No comments received from Public.

Entrance permit required from Ware Roads Board if entrance does not already exist.

Applicant Suzanne Chaval in attendance on behalf of the application.

Planner recommends applications be approved with conditions.

Resolution #060-2022

MOTION: Moved by Bob MacMaster
Seconded by Alex Nowak

THAT, the application 1B/06/22 from George Ward & Carol Gallant for the purpose of a new lot on the property legally known as GORHAM CON 7 PT LOTS 9 TO 11 PT MINING LOC T233 PCLS 11276 11943 & 9232 TBF, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

Resolution #061-2022

MOTION: Moved by Gordon Cuthbertson
Seconded by Bob MacMaster

THAT, the application 1B/09/22 from Kathryn Onyschuk & Sandra White for the purpose of a new lot on the property legally known as CON 3 PT N 1/2 LOT 9 RP

55R1920 PART 3 PT PART 7 PCL 18340, O'CONNOR TOWNSHIP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

Resolution #062-2022

MOTION: Moved by Alex Crane
Seconded by Axel Nowak

THAT, the application 1B/10/22 from Kathryn Onyschuk & Sandra White for the purpose of a new lot on the property legally known as CON 3 PT N 1/2 LOT 9 RP 55R1920 PART 3 PT PART 7 PCL 18340, O'CONNOR TOWNSHIP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

Resolution #063-2022

MOTION: Moved by Bob MacMaster
Seconded by Rudy Buitenhuis

THAT, the application 1B/11/22 from Leonard Adams for the purpose of a new lot on the property legally known as CON 5 N PT LOT 5 PCL 9410 TBF WARE TWP, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

Resolution #064-2022

MOTION: Moved by Bob MacMaster
Seconded by Gordon Cuthbertson

THAT, the application 1B/12/22 from Karl & Suzanne Chaval for the purpose of a new lot on the property legally known as WARE CON 5 S PT LOT 5 RP 55R14691 PART 2, Geographic District of Thunder Bay, as set forth in the application be approved with conditions.

CARRIED

6. Minutes of Previous meeting
 - April 7, 2022

Resolution #065-2022

MOTION: Moved by Rudy Buitenhuis
Seconded by Bob MacMaster

THAT, the Lakehead Rural Planning Board approves the Minutes of the April 7, 2022 Public Meeting as presented.

CARRIED

Resolution #066-2022

MOTION: Moved by Bob MacMaster
Seconded by Axel Nowak

THAT, the Lakehead Rural Planning Board approves the Minutes of the April 7, 2022 Regular Meeting as presented.

CARRIED

7. Matters arising from the minutes
None.

8. Reports

Financials as of April 25, 2022

Secretary-Treasurer went over new format of reporting on current financial status.

Bob MacMaster asked about how the legal fee amounts are managed, and how the amount provided by the Provincial Government is allocated, and if it's prescribed at all.

Secretary-Treasurer noted that \$30,000 goes to Oliver Paipoonge for Planning Services, but additional funding is not allocated per se.

Bob MacMaster, wondering how the Board budgets for unanticipated legal costs, and if this year is peculiar in that regard.

Secretary Treasurer noted it's hard to anticipate legal costs due to lawsuits, etc.

9. Correspondence

- Notice of Passing – BL 40-2022 – City of Thunder Bay
 - Notice of Passing - Z-08-2021 – City of Thunder Bay
 - Notice of Passing – Z-09-2020 – City of Thunder Bay
 - Notice of Public Meeting – Z-02-2022 – City of Thunder Bay
- All for information of Board.

10. New Business

Secretary Treasurer provided update on Gorham and Ware lot count.

7 lots are available to be created at this time.

Transfer documents are now stamped, rather than a consent certificate, which makes it easier to track, however new 2-year condition meeting timeline can prolong process.

Bob MacMaster asked if residents of this area are aware of these implications.

Secretary Treasurer noted we can only tell people as they contact us. It is noted in the Official Plan.

Bob MacMaster asked if something should be posted on the website in regards to this issue. Secretary Treasurer spoke with MMAH regarding this potential issue. Applicants can still submit applications, but those will be in the form of an official plan amendment, which gets circulated to the MMAH, and could be denied.

Rudy Buitenhuis noted going about business as usual until lot limit is met, then post on the website reasons why that limit is in place, etc.

Bob MacMaster agrees with approach proposed by Rudy Buitenhuis.

11. Closed Session (if required)

12. Matters Arising from Closed Session (if Required)

None.

11. Adjournment

Resolution #067-2022

MOTION: Moved by Bob MacMaster
 Seconded by Rudy Buitenhuis

THAT, the May 5, 2022 Regular Meeting of the Lakehead Rural Planning Board be adjourned, the time being 6:28 pm.

CARRIED

Chairperson

Secretary-Treasurer