

**MINUTES FOR THE
JUNE 2, 2022 MEETING
OF THE
LAKEHEAD RURAL PLANNING BOARD
PUBLIC MEETING**

Date: June 2, 2022

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

Members Absent: Gordon Cuthbertson, Councillor, Municipality of Neebing

Administrative Staff: Kerri Reid, Secretary-Treasurer

Also Present: Paul Penna, Farley Brewer, Tanya Smith, Rosa Laukka, Mark Laukka

1. The Public Meeting was called to order.

Resolution #068-2022

MOTION: Moved by Bob MacMaster
Seconded by Rudy Buitenhuis

THAT, the June 2, 2022 Public Meeting of the Lakehead Rural Planning Board be opened, the time being 5:32 pm.

CARRIED

2. Approval of Agenda

Resolution #069-2022

MOTION: Moved by Bob MacMaster
Seconded by Rudy Buitenhuis

THAT, the June 2, 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/13/22 – Ritchie Methot – New Lot – Gorham
 - 1B/14/22 – Tanya Smith & Sarah Oja – New Lot - Ware
 - 1B/15/22 – Pertti Penna (Agent: Paul Penna) – New Lot – Gorham
 - 1B/16/22 – Farley Brewer & Marissa Kozak – New Lot – Gorham
5. Debate and Decisions Relating to the Applications Held in Abeyance - None
6. Adjourn Public Meeting

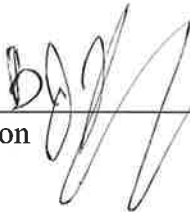
Resolution #070-2022

MOTION: Moved by Bob MacMaster
Seconded by Alex Crane

THAT, the June 2, 2022 Public Meeting of the Lakehead Rural Planning Board be adjourned, the time being 5:49 p.m.

CARRIED

Chairperson



Secretary-Treasurer



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David West, Gorham/Ware Representative
Axel Nowak, Gorham/Ware Representative
Alex Crane, Councillor, O'Connor Township
Bob MacMaster, Councillor, Conmee Township

Members Absent: Gordon Cuthbertson, Councillor, Municipality of Neebing

Administrative Staff: Kerri Reid, Secretary-Treasurer

Also Present:

1. The Regular Meeting was called to order.

Resolution #071-2022

MOTION: Moved by Bob MacMaster
Seconded by Axel Nowak

THAT, the June 2, 2022 Regular Meeting of the Lakehead Rural Planning Board be opened, the time being 5:50 p.m.

CARRIED

2. Approval of Agenda

Resolution #072-2022

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 as amended.

CARRIED

3. Disclosures of Pecuniary Interest
None.

4. Deputations - None

5. By-laws/Resolutions

- 1B/13/22 – Ritchie Methot – New Lot – Gorham
Planner read Planning Report for application.
Resubmission of lapsed application from 1980s.
Comments received from NDM and Hydro One. No concerns.
No public comments received
Entrance permit required from Gorham Roads Board if entrance does not already exist.
Planner recommends application be approved with conditions.
- 1B/14/22 – Tanya Smith & Sarah Oja – New Lot - Ware
Planner read Planning Report for applications.
Comments received from NDM and Hydro One. No concerns.
No comments received from Public.
Entrance permit required from Ware Roads Board if entrance does not already exist.
Planner recommends applications be approved with conditions.
- 1B/15/22 – Pertti Penna (Agent: Paul Penna) – New Lot – Gorham
Planner read Planning Report for applications.
New sketch was provided just before meeting began – planner did a screen share to explain that the severance line had been altered to account for a potential lack of frontage due to an ownership discrepancy.
Comments received from NDM and Hydro One. No concerns.
Email received from Rosa and Mark Laukka:
Please be advised that Mark and Rosa Laukka located at 177 pike lake road are requesting clarification on this request to subdivide this property based on the following:
 - 1) Claim of road frontage is incorrect as that property belong to us.
 - 2) based on our survey map he may not have enough 5 acres to subdivide the way he is requesting as he has no road frontage (as he's driving through our property).
 - 3) you guys are going by google maps not original surveys (old road road vs new)

Please advise us as to what other information you require from us and how we can get said information to you before meeting on Tuesday.

At this point and with the information provided by Mr Penna we are contesting this proposed subdivision of property based on our provided reasons above until further clarification is provided.

Paul Penna spoke to the fact that they are not concerned about having enough frontage or area to meet the severance requirements.

A second email was received from Rosa Laukka after they left the Public Meeting which the Planner read:

I am still opposed to this subdivide as we were not provided the new and improved drawing? We would like all and any new information provided in a timely manner not at the last moment behind closed doors. Proven fact the facts were overlooked as he knew where his property was and choose to overlook in the hopes that nobody would contest the issue as far as I am concerned that sneak and wrong just to suit his agenda.

I will fight this to the end by all means necessary at my disposal.

Board discussion around how we are only able to make decisions on consents based on the facts presented – neighbour disputes would be a civil matter and not up for discussion through the Board.

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

Planner recommends applications be approved with conditions.

Board decided to defer a decision until the applicants can provide official data on the frontage available for the proposed and retained lots.

- 1B/16/22 – Farley Brewer and Marissa Kozak – New Lot - Gorham

Planner read Planning Report for applications.

Comments received from NDM and Hydro One. No concerns.

No comments received from Public.

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

Applicant Farley Brewer in attendance on behalf of the application.

Bob MacMaster commented on the irregular shape of the lot and asked if the appearance or value of a lot is something the Board should take into consideration. Concern around the limited lot availability and choosing the approve lots that are not as functional over others.

Rudy - Board is not in a position to comment on that as this is unincorporated land, and we are only looking to confirm area and frontage requirements are being met.

Planner recommends applications be approved with conditions.

Resolution #073-2022

MOTION: Moved by David West
 Seconded by Bob MacMaster

THAT, the application 1B/13/22 from Ritchie Methot for the purpose of a new lot on the property legally known as CON 5 SECTION PT LOT 4 RP 55R4341 PART 2 PCL 19649 TBF GORHAM TWP, Geographic District of Thunder Bay, known locally as 12 Golding Road , as set forth in the application be approved with conditions.

CARRIED

Resolution #074-2022

MOTION: Moved by Bob MacMaster
 Seconded by Alex Crane

THAT, the application 1B/14/22 from Tanya Smith and Sarah Oja for the purpose of a new lot on the property legally known as CON 3 PT N 1/2 LOT 1 RP 55R6563 PART 1 & 4 PCL 22702 TBF WARE TWP, Geographic District of Thunder Bay, known locally as 3073 Kam Current Road, as set forth in the application be approved with conditions.

CARRIED

Resolution #075-2022

MOTION: Moved by Rudy Buitenhuis
Seconded by Bob MacMaster

THAT, the application 1B/15/22 from Pauli Penna, acting as agent for Pertti Penna for the purpose of a new lot on the property legally known as CON 5 S PT LOT 8 RP 55R3549 PART 1 PCL 18825 TBF GORHAM TWP, Geographic District of Thunder Bay, known locally as 194 Pike Lake Road, as set forth in the application be deferred pending more information.

CARRIED

Resolution #076-2022

MOTION: Moved by Bob MacMaster
Seconded by Rudy Buitenhuis

THAT, the application 1B/16/22 from Marissa Kozak and Farley Brewer for the purpose of a new lot on the property legally known as CON 8 S PT LOT 9 RP 55R6949 PART 1 PCL 23103 TBF GORHAM TWP, Geographic District of Thunder Bay, known locally as 691 Pike Lake Road, as set forth in the application be approved with conditions.

CARRIED

6. Minutes of Previous meeting
- May 5, 2022

Resolution #077-2022

MOTION: Moved by Bob MacMaster
Seconded by Axel Nowak

THAT, the Lakehead Rural Planning Board approves the Minutes of the May 5, 2022 Public Meeting as presented.

CARRIED

Resolution #078-2022

MOTION: Moved by Rudy Buitenhuis
Seconded by Axel Nowak

THAT, the Lakehead Rural Planning Board approves the Minutes of the May 5, 2022 Regular Meeting as presented.

CARRIED

7. Matters arising from the minutes
Secretary-Treasurer noted that 3 lots remain in Gorham, Ware and Dawson Road Lots 1-20.
8. Reports
Financials as of May 25, 2022
Secretary-Treasurer went over current financial status.
Bob MacMaster asked about how we will meet the planning revenue budget if we are going to not be able to sever land soon.
Secretary Treasurer noted it's hard to anticipate what will happen, but planning revenue does still come in from the other townships.
Bob MacMaster asked about the Provincial Levy and if that will change when the Board can no longer accept applications from the unincorporated area.
Secretary Treasurer notes that this is a possibility but we don't know at this point.
9. Correspondence
None.
10. New Business
- 2021 Draft Financial Statements – Grant Thornton LLP
Draft Audit Statement that requires Board approval.
Discussion regarding the transfer of surplus funds to high interest saving account reserve fund.

Resolution #082-2022

MOTION: Moved by Bob MacMaster
Seconded by Rudy Buitenhuis

THAT the Financial Statements prepared by Grant Thornton LLP, received June 2, 2022, be accepted with the following changes:

- i. THAT the Lakehead Rural Planning Board approves the transfer of the \$11,597.00 surplus for Internal Restriction by the Secretary-Treasurer to the HISA at Rapport Credit Union.

CARRIED

11. Closed Session (if required)

Resolution #079-2022

MOTION: Moved by Alex Crane
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 6:34 p.m.

CARRIED

Resolution #080-2022

MOTION: Moved by Rudy Buitenhuis
Seconded by Bob MacMaster

THAT, the Lakehead Rural Planning Board reconvenes the Regular Meeting to continue with the business at hand, the hour being 6:40 p.m.

CARRIED

12. Matters Arising from Closed Session (if Required)

Resolution #081-2022

MOTION: Moved by Bob MacMaster
Seconded by David West

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

CARRIED

13. Adjournment

Resolution #083-2022

MOTION: Moved by Bob MacMaster
Seconded by Alex Crane

THAT, the June 2, 2022 Regular Meeting of the Lakehead Rural Planning Board be adjourned, the time being 6:43 pm.

CARRIED

Chairperson

Secretary-Treasurer