



**MINUTES**  
**Thursday 21 July 2022**

*Adopted 25 August 2022*

**1. CALL TO ORDER**

Dean Gates assumed Chairmanship and called this meeting to order at approximately 5:40pm in the Maple Room at 250 Clark Street, Powassan ON P0H 1Z0.

**2. MEMBERS PRESENT** (alphabetically)

John Borlase		(Unincorporated Townships, Ministry Appointee)
Dave Britton	SECRETARY-TREASURER	(Councillor Powassan)
Dean Gates	CHAIRPERSON	(Unincorporated Townships, Ministry Appointee)
Roger Glabb	(vacated 7:58pm after item 7.2)	(Powassan Citizen appointee)
Randy Hall		(Councillor Powassan)

**OTHERS PRESENT**

Steve McArthur, NAPB Planner (by virtual media)  
Karin Ann Brent, NAPB Administrative Director  
Kimberly Bester, NAPB Administrative Assistant

**Item 7.1**

**B10/POWASSAN/2022**

Paul Goodridge (Agent)

**B11/EAST MILLS/2022**

Noah Perron & Rick Miller of Miller & Urso Surveying Inc. (agents)

**B12 & B13/EAST MILLS/2022**

Noah Perron & Rick Miller of Miller & Urso Surveying Inc. (agents)

**B14 & B15/WILSON/2022**

Neng Nazareno (applicant) via virtual media  
Noah Perron & Rick Miller of Miller & Urso Surveying Inc. (agents)

**B16/PATTERSON/2022**

Scott Diceman (applicants) via virtual media  
Noah Perron & Rick Miller of Miller & Urso Surveying Inc. (agents)

**B17 & B18/WILSON/2022**

Joe Whitmell (applicant) via virtual media  
Noah Perron & Rick Miller of Miller & Urso Surveying Inc. (agents)  
Erik Amonite (area landowner) (virtual media)  
Robert McMullen (area landowner) (virtual media)

**Various Items 3, 7.1, 7.2, 7.3, 8, 9, 10.1, 10.2 (1) (2) (3)**

Darrell Rogerson



(2)

## Item 7.2

### A1/POWASSAN/2022

Kelly Loxton (applicant)

Paul Goodridge, Goodridge Goulet Planning & Surveying Ltd. (agent)

#### Area Landowners:

Mitchell Loxton

Debbie & Scott Slater

Helen & Bill Warner

Dustin Geisler

Dee Marvin

Mike Desjardins

Shannon & Gar Drake

Bill Harman

Michael Harman

Roger George

Laurel Campbell

Larry Geisler

Jackie Geisler

Wendy Walford

Ted Beaudry

Jesse Gregoris

Ted & Cheryl McDougall

Dave King

## Item 7.3

### B8/EAST MILLS/2022

Jeff Knott & Darlene Walters (applicants)

## Item 10.1

### B19/WILSON/2022 - Revision to Notice of Decision

Tim Gehrke (applicant)

### 3. ADOPTION OF AGENDA

On a verbal motion moved by Roger Glabb and seconded by John Borlase, the agenda was adopted as circulated.

### 4. DISCLOSURE OF DIRECT OR INDIRECT PECUNIARY INTEREST AND GENERAL NATURE THEREOF - Nil



**MINUTES**  
**Thursday 21 July 2022**

***Adopted 25 August 2022***

(3)

**5. ADOPTION OF MINUTES**

- a) 19 May 2022 (Public Meeting)
- b) 28 June 2022 (Special Telecom)

RESOLUTION 37-2022 Moved by John Borlase Seconded by Randy Hall  
THAT the Minutes of the following meeting of the North Almaguin Planning Board, be adopted as circulated:

- a) 19 May 2022 (Public Meeting)

CARRIED

RESOLUTION 38-2022 Moved by Dave Britton Seconded by Randy Hall  
THAT the Minutes of the following meeting of the North Almaguin Planning Board, be adopted as circulated:

- b) 28 June 2022 (Special Telcom Meeting)

CARRIED

**6. PRESENTATIONS / DEPUTATIONS**

**Item 7.2 - A1/POWASSAN/2022**

This item was brought forward to receive comments presented regarding the subject proposed subdivision.

.....

Ted Beaudry – Maple Hill Road resident

- Questioned the timing of the Notice of Meeting issued for this public meeting and complained about the location of the posted Notices of Meeting posters, opining that longer time between notice and the meeting should have been done;
- Expressed concern for the impact of increased traffic resulting from 13 new residences on local roads and questioned if a traffic study will be done for Maple Hill Road;
- Advised access to the Canada Post community mail box requires residents to walk up the hill along Maple Hill Road, noting Canada Post suggestion the mailbox be sited 75 feet from his driveway;
- Advised the Mun. of Powassan issued him a driveway entrance permit and spoke to the deep ditching along Maple Hill Road;
- Complained that the Notice of Meeting does not advise that this meeting [21 July] is the first of several public meetings about the proposal;
- The NAPBoard Planner advised that the Planning Act prescribes the contents of a public meeting notice, and clarified that this meeting is a statutory meeting called to receive public input.



**MINUTES**  
**Thursday 21 July 2022**

**Adopted 25 August 2022**

-4-

.....  
Larry Geisler - Maple Hill Road resident

- advised that he has lived at his residence for 70 years situated west of the site of the proposed subdivision;
- expressed concern that any approval of the requested subdivision development will take away his rights to farm his land and could preclude having livestock such as cattle and pigs;
- advised that he has a dug well on his property and advised that there is a natural spring located on proposed subdivision Lots 6 & 7, expressing concern for loss or reduction of water supply if other wells are drilled for 13 new lots;
- Suggested bigger culverts on the roads to handle run off;
- Expressed concern with the existing amount of traffic on the local municipal roads and access to the Ontario Hydro pond for recreational activities causing traffic congestion in the area;
- Questioned the location of power lines and guy wires for power to the proposed subdivision and potential impact on his ability to safely cut hay from his property;
- Expressed concern for additional traffic on Maple Hill Road opining that it is already dangerous for pedestrian activity on Maple Hill Road;
- Agent for the applicant Paul Goodridge advised that an MDS I report was submitted with the subject application for farms located east of the subject site which considered the setback from existing farm uses;
- NAPB Member Roger Glabb questioned if development of the requested subdivision will preclude farming activity on adjacent properties.
- Expressed concern for the proposed lot sizes.
- Agent Paul Goodridge advised that the minimum proposed lot frontage is 170 feet.

.....  
Debra Slater – Purdon Line resident

- Advised she and her husband moved to their property 3 years ago being attracted to the quieter lifestyle;
- Expressed concern that the proposed development might reduce their well water supply;
- Expressed concern for school bus service and pedestrian safety on Purdon Line in regard to their children having to walk along the roadway to a pick up point to catch the school bus;
- Expressed concern that the new homeowners in the proposed subdivision might want to install swimming pools and questioned who would be responsible for the related safety fencing.
- NAPB Member John Borlase spoke to the impact that 13 new septic systems and wells could have on the water supply in the area and questioned if a hydrological study has been contemplated by the applicant/agent.
- NAPBoard Member Dave Britton advised that a more detailed review of the proposal will be done.

.....  
Roger George – Maple Hill road resident

- Questioned if any blasting of rock would be required for installation of foundations for construction of new buildings on the proposed new lots in regard to negative impact on adjacent well water supply.
- Suggested Powassan develop a strategy for Rural Development/Growth and advised he will repeat his comments to Powassan Council when the Planner's Report is presented for its consideration and comments;
- Requested that he be provided with agency comments when they are received;
- NAPBoard Chairperson noted that the minimum lot size of 1ha is required;

*Also see written submission and the copy of speaking notes provided by Mr. George.*



**MINUTES**  
**Thursday 21 July 2022**

***Adopted 25 August 2022***

-5-

.....  
Jesse Gregoris – Purdon Line resident

- Complained about not receiving a notice of this meeting as his property would be outside the prescribed notice area.
- Expressed concern for an increase in local traffic
- Requested future notices to his email [jessergregoris@gmail.com](mailto:jessergregoris@gmail.com)

.....  
Wendy Beaudry (wife of Ted Beaudry) – Maple Hill Road resident

- Advised that she and her husband come from farm land area of St. Charles and chose to move to Powassan for the rural attributes;
- Expressed concern for the impact of the proposed development on local wildlife, noting the water course and marsh in the area;
- Expressed concern for child pedestrian safety due to limited sight line caused by the steep hill on Maple Hill Road;
- Expressed concern for the location of the Canada Post community box in relation to that hill;
- Questioned when Powassan’s administration first knew about the proposed draft plan of subdivision;
- NAPBoard Member Randy Hall noted that the timing would be unknown, in regard to the inability to know when the applicant started contemplating to start the application process;

.....  
Laurel Campbell – Maple Hill Road resident (partner of Roger George)

- Complained that the application form was not posted on the NAPBoard website and suggested the NAPBoard should be posting the agenda attachments on its website in future;
- NAPB Member John Borlase noted that Ministry of Municipal Affairs and Housing offers no funding to the NAPBoard for Powassan file processing;
- NAPBoard Member Roger Glabb advised that he will be asking for all appropriate studies for the subject proposed subdivision.

.....  
Dave King – English Line resident

- Advised his property abuts the subject site to the south;
- Requested that an adequate traffic study be done;
- Expressed objection to residential development of farmland.
- NAPBoard Member Dave Britton explained that all comments and suggestions received at this public meeting will be reported to the Powassan Planner and Powassan staff with request for a report to Council, and when that Council date is known, all persons who request to be notified will be apprised of the date/time of that Council meeting.

.....  
Bill Harman – Maple Hill Road resident

- Suggested that the Municipality of Powassan should require a minimum lot acreage for new residential lots;
- NAPBoard Member Dave Britton advised that the Powassan Official Plan and Zoning Bylaw has that type of requirement in place, and that changes to lot size might not meet the Provincial Policy Statement provisions.



**MINUTES**  
**Thursday 21 July 2022**

**Adopted 25 August 2022**

.....  
Bill Warner – Maple Hill Road resident

- Advised that he resides at the corner of Maple Hill Road and Hwy 534 and wants a lower speed limit, noting that the hill on Maple Hill Road creates a dangerous sight line for approaching traffic;
- Advised his concerns with the increasing amount of truck traffic on Hwy 534 and the rate of speed of vehicles travelling toward the town business area;
- Advised he hates to see farmland disappearing through development.

.....  
Agent for Application A1/POWASSAN/2022 advised that the subject application form was submitted to the NAPBoard on 3 June 2022 and that signage of this public meeting was posted on 28 June, explaining that the file on this proposal has been on hold for a long time due to work overload caused by delays resulting from the COVID pandemic.

.....  
Michael Harman- Maple Hill Road resident

- Suggested that the electronic sign on Clark Street in front of the municipal building 250 Clark Street might be used to announce date(s) and time(s) of this type of public meeting.

Receipt of Public Comments concluded at 7:05pm.

**7. 1. PUBLIC MEETINGS – CONSENTS**

*Presented for public input pursuant to subsection 53 (5b), Planning Act*

<b>Time Heard</b>	<b>NAME</b>	<b>B File #</b>	<b>LOCALITY</b>	<b>CONSENT REQUESTED</b>	<b>DISPOSITION</b>
7:24 to 7:26	ECKENSVILLER Tonya	9/2022	POWASSAN	0.0975ha (0.24ac) LOT ADDITION to 219 Main St W (Trout Creek)	Resolution 39-2022 Decision Issued for conditional approval
7:27 to 7:38	BYERS, Lorne	10/2022	POWASSAN	RE-ESTABLISH LOT 19 Concession 10 fronting on Purdon Line	Resolution 40-2022 Decision Issued for conditional approval
7:40 to 7:42	ROGERSON ENTERPRISES LIMITED	11/2022	EAST MILLS	NEW 4.77ha (11.78ac) LOT, frontage 176.7m (579.86ft) Hwy 522	Resolution 41-2022 Referred for Planner’s Report
7:44 to 7:45	LABATT Lawrence	12/2022	EAST MILLS	NEW 3.14ha (7.75ac) LOT, frontage 189.21m (620.76ft) Hwy 522	Resolution 42-2022 Referred for Planner’s Report
7:45 to 7:48	LABATT Lawrence	13/2022	EAST MILLS	NEW 1.57ha (3.87ac) LOT, frontage 87.86m (288.25ft) Hwy 522	Resolution 42-2022 Referred for Planner’s Report
7:50 to 7:51	MALARRI Nazareno Encarnacion ABARILLA Mirma	14/2022	WILSON	NEW 5.22ha (12.9ac) LOT, frontage 214.27m (702.99ft) Hwy 522	Resolution 43-2022 Referred for Planner’s Report
7:51 to 7:52	MALARRI-NAZARENO Encarnacion ABARILLA Mirma	15/2022	WILSON	NEW 15.8ha (39.04ac) LOT, frontage 96.92m (317.98ft) Hwy 522	Resolution 43-2022 Referred for Planner’s Report
7:53 to 7:53	DICEMAN Orville & Lori Lee	16/2022	PATTERSON	NEW 2.5ha (6.18ac) LOT, frontage 131.16m (430ft) Hwy 534	Resolution 44-2022 Referred for Planner’s Report



**MINUTES**  
**Thursday 21 July 2022**

**Adopted 25 August 2022**

7:54 to 7:55	WHITMELL Joe & Carrie	17/2022	WILSON	New 26.16ha (64.64ac) LOT, frontage 277.33m (909.88ft) Hwy 522	Resolution 45-2022 Referred back to applicants for revision
7:55 to 7:56	WHITMELL Joe & Carrie	18/2022	WILSON	NEW 38.47ha (95.06ac) LOT, frontage 402.25m (1319.71ft) Hwy 522	Resolution 45-2022 Referred back to applicants for revision

**RESOLUTION 39-2022** Moved by Randy Hall Seconded by Roger Glabb

WHEREAS the request in Consent Application B9/POWASSAN/2022 was considered and issued a provisional approval in application B33/POWASSAN/2020 which lapsed due to COVID impacts precluding the ability to fulfill the condition(s) of approval;

BE IT RESOLVED THAT the presentation of Consent Application B9/POWASSAN/2022 requesting creation of a 0.0975ha (0.24 ac) parcel to be conveyed as a lot addition to abutting property municipally known as 219 Main Street West (Trout Creek), be received and provisional approval be issued by Notice of Decision, without referral for a new planner's report.

**CARRIED**

**RESOLUTION 40-2022** Moved by Dave Britton Seconded by Randy Hall

WHEREAS Consent Application B10/POWASSAN/2022 seeks a technical severance to re-establish the original Lot 19 in Concession 10 front 40ha (100 acre) fronting on Purdon Line;

BE IT RESOLVED THAT the presentation of Consent Application B10/POWASSAN/2022 requesting to re-establish Lot 19 Concession 10 fronting on Purdon Line, and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and provisional approval be issued by Notice of Decision, without referral for a planner's report.

**CARRIED**

**RESOLUTION 41-2022** Moved by John Borlase Seconded by Randy Hall

THAT the presentation of Consent Application B11/EAST MILLS/2022 requesting a new 4.77ha (11.78 acre) lot with 176.7m (579.86 ft) fronting on Highway 522, and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the NAPBoard Planner for a report.

AND THAT the requested Consent be referred to the next available public meeting of the NAPBoard once the Planner's Report is available, for disposition on the requested Consent.

**CARRIED**

**RESOLUTION 42-2022** Moved by John Borlase Seconded by Roger Glabb

THAT the presentation of Consent Applications:

B12/EAST MILLS/2022 requesting a new 3.14ha (7.75 acre) lot with 189.21m (620.76 ft) frontage on Highway 522; and respectively, B13/EAST MILLS/2022 requesting a new 1.57ha (3.87 acre) lot with 87.86m (288.25 ft) frontage on Highway 522,

and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 as prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the NAPBoard Planner for reports.

AND THAT the requested Consents be referred to the next available public meeting of the NAPBoard once the Planner's Reports are available, for disposition on the respective requests.

**CARRIED**

**RESOLUTION 43-2022** Moved by Dave Britton Seconded by Roger Glabb

THAT the presentation of Consent Applications:

B14/WILSON/2022 requesting a new 5.22ha (12.9 acre) lot with 214.27m (702.99 ft) frontage on Highway 522; and respectively, B15/WILSON/2022 requesting a new 15.8ha (39.04 acre) lot with 96.92m (317.98 ft) frontage on Highway 522,

and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 as prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the NAPBoard Planner for reports.

AND THAT the requested Consents be referred to the next available public meeting of the NAPBoard once the Planner's Reports are available, for disposition on the respective requests.

**CARRIED**



**MINUTES**  
**Thursday 21 July 2022**

**Adopted 25 August 2022**

-8-

**RESOLUTION 44-2022** Moved by John Borlase Seconded by Roger Glabb  
 THAT the presentation of Consent Application B16/PATTERSON/2022 requesting a new 2.5ha (6.18 acre) lot with 131.16m (430 ft) frontage on lot fronting on Highway 534, and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 as prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the NAPBoard Planner for reports.  
 AND THAT the requested Consent be referred to the next available public meeting of the NAPBoard once the Planner’s Report is available, for disposition on the respective requests.  
CARRIED

**RESOLUTION 45-2022** Moved by Roger Glabb Seconded by John Borlase  
 THAT the presentation of Consent Applications:  
 B17/WILSON/2022 requesting a new 26.16ha (64.64 acre) lot with 277.33m (909.88 ft) frontage on Highway 522; and respectively, B18/WILSON/2022 requesting a new 38.47ha (95.06 acre) lot with 402.25m (1319.71 ft) frontage on Highway 522, and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 as prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the NAPBoard Planner for reports.  
 AND THAT the requested Consents be referred back to the applicants and their agent for revisions to the subject request, as requested in an email dated 14 July 2022 from the agent Miller and Urso Surveying Inc..  
CARRIED

**7. 2. PUBLIC MEETINGS - SUBDIVISION APPLICATIONS**

*Presented for public input pursuant to subsection 53 (5b), Planning Act*

NAME	A File #	LOCALITY	CONSENT REQUESTED
LOXTON Ernie & Kelly	1/2022	POWASSAN	13 rural estate lot subdivision on Purdon Line / Maple Hill Road

This item was brought forward to receive comments presented regarding the subject proposed subdivision. Those comments are recorded in Item 6 Deputations/Presentations.

**RESOLUTION 46-2022** Moved by Roger Glabb Seconded by Dave Britton  
 THAT the presentation of draft Plan of Subdivision in Application A1/POWASSAN/2022 requesting thirteen (13 rural estate lots fronting respectively on Purdon Line or Maple Hill Road) and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 as prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the Municipality of Powassan for its Planner’s Report to Powassan Council for Council’s review and comments on the proposed subdivision development.  
 Written Submissions:  
 a) Detailed letter from Roger George & Laurel J. Campbell, owners of 1318 Maple Hill Road, Powassan  
 b) Copy of notes read by Roger George at the statutory public meeting on 21 July 2022.

AND THAT the requested Subdivision be referred to the next available public meeting of the NAPBoard once the Powassan Council’s comments and its Planner’s Report are available.

CARRIED

Roger Glabb vacated the meeting at approximately 7:58pm.





**7. 3. REPORTS re CONSENT or SUBDIVISION APPLICATIONS presented at prior Public Meeting**

B8/EAST MILLS/2022

This Consent application was presented at a public meeting on 19 May 2022 and referred to this meeting for disposition. No persons of the public attended nor submitted written submission on this matter.

A detailed Report dated 15 June 2022 was prepared by Steve McArthur, MCIP, RPP for the North Almaguin Planning Board. The subject planning report was provided to the applicants and NAPBoard Members by email sent 5 July 2022. The matter was presented to this meeting for disposition.

RESOLUTION 47-2022      Moved by John Borlase      Seconded by Randy Hall

THAT the Report dated 15 June 2022 from Steve McArthur, MCIP, RPP to the NAPBoard public meeting on 21 July 2022 regarding Consent Application B8/EAST MILLS/2022 requesting a new 4.06ha (10.4 acre) lot with 152.4m (500 ft) frontage on East Mills Concession Road, be received and provisional approval be issued by Notice of Decision.

CARRIED

A Notice of Decision for B8/EAST MILLS/2022 to approve the requested new lot with condition.

**8. CORRESPONDENCE – Nil**

**9. BUSINESS ARISING FROM PREVIOUS MINUTES**

1. Revisions to Clarify the Guiding Principles Document  
titled "Considering Consent Applications in Unincorporated Townships

Report dated 19 May 2022 to the NAPBoard meeting of 19 May 2022 in response to a current review of the NAPBoard Guiding Principles Document for considering Consent applications in the Unincorporated Townships in its jurisdiction.

The matter was referred pending additional information about tertiary septic systems, and was returned for disposition pending receipt of information from the Ministry of Environment, Conservation and Parks. It is likely to be some time before that information is obtained and the housekeeping revisions to the subject Guiding Principles Document will be helpful for other matters involved with considering Consent applications for land located in the unincorporated townships in the NAPBoard's jurisdiction.

If further revision is required, a new report will be prepared and presented to a future meeting for consideration.

RECOMMENDATION

THAT the revisions presented for the NAPBoard's policy document titled "Guiding Principles for Considering Consent Applications in Unincorporated Townships" presented to the NAPBoard at its meeting on 19 May 2022, be approved.



**MINUTES**  
**Thursday 21 July 2022**

***Adopted 25 August 2022***

-10-

**(9.1)**

RESOLUTION 48-2022 Moved by John Borlase                      Seconded by Dave Britton

WHEREAS the matter of applying certain housekeeping revisions to the NAPBoard's policy document titled "Guiding Principles for Considering Consent Applications in Unincorporated Townships" presented at its meeting on 19 May 2022 and referred pending receipt of information from the Ministry of Environment, Conservation and Parks about tertiary septic systems;

AND WHEREAS it is likely to be a length of time before that information is obtained;

AND WHEREAS the housekeeping revisions to the subject Guiding Principles Document will be helpful for other matters involved with considering Consent applications for land located in the unincorporated townships in the NAPBoard's jurisdiction;

AND WHEREAS if further revision is required, a new report will be prepared and presented to a future meeting for consideration.

BE IT RESOLVED THAT the revisions presented for the NAPBoard's policy document titled "Guiding Principles for Considering Consent Applications in Unincorporated Townships" presented to the NAPBoard at its meeting on 19 May 2022, and referred to the NAPBoard meeting on 21 July 2022, be approved and the subject document updated accordingly.

CARRIED

**10. NEW BUSINESS**

1. Revision to Notice of Decision B19 WILSON 2021

The applicant has requested a revision to the lot area set out in Condition 3.1 of the Notice of Decision issued on 29 July 2021. The lot area presented in the application is not available due to different measurements resulting from the survey and resulting Reference Plan.

RECOMMENDATION

THAT condition 3.1 in the Notice of Decision for Consent B19/WILSON/2021 issued on 29 July 2021, be replaced with the following:

- 3.1 That this approval applies to the creation of a 1.00398ha (2.48acre) lot comprising Parts 1, 2, 3, 4 and 5 on Reference Plan 42R-21847, accessed from Highway 522 via Gehrke's Golden Glade Road which is subject to a Permanent Easement described as Part 2 on Reference Plan 42R-21847 (Part 1 Plan 42R-3726 registered in LT98391, LT172231, GB80297, GB13152, along with extensions of other permanent easements registered and appurtenant for vehicular and pedestrian access to abutting lands).



**MINUTES**  
**Thursday 21 July 2022**

**Adopted 25 August 2022**

-11-

**(10.1)**

RESOLUTION 49-2022 Moved by John Borlase Seconded by Dave Britton

THAT Condition 3.1 of the Notice of Decision issued on 29 July 2021 for Consent B19/WILSON/2021, be revised to confirm the area of the severed parcel and its legal description, as follows:

3.1 That this approval applies to the creation of a 1.00398ha (2.48acre) lot comprising Parts 1, 2, 3, 4 and 5 on Reference Plan 42R-21847, accessed from Highway 522 via Gehrke's Golden Glade Road which is subject to a Permanent Easement described as Part 2 on Reference Plan 42R-21847 (Part 1 Plan 42R-3726 registered in LT98391, LT172231, GB80297, GB13152, along with extensions of other permanent easements registered and appurtenant for vehicular and pedestrian access to abutting lands).

AND THAT a revised Notice of Decision be issued bearing the above noted condition along with the condition 2 set out in the Notice of Decision issued on 29 July 2021.

CARRIED

A revised Notice of Decision for B19/WILSON/2021 was issued.

2. Revision to On-Shore Parking Requirements for New Water Access Only Lots: Year-Round Provision in the Unincorporated Townships of East Mills, Hardy, McConkey, Patterson, Pringle and Wilson

Report to the NAPBoard at its meeting on 21 July 2022 in response to a request for review of on-shore parking requirements for Water Access Only (WAO) lots and year-round use of those properties.

RECOMMENDATION

1. THAT effectively immediately, On-Shore Parking specific to new Water Access Only (WAO) lots be required to be in place for the entire year on the basis that recreational uses occur in all seasons.
2. AND THAT staff be directed to apply appropriate updates to the On Shore Parking Agreement template to address the requirement for year-round on shore parking provision for WAO lots.
3. AND THAT staff be directed to revise the NAPBoard's Guiding Principal document for Consent processing on lands located in the unincorporated townships, be revised to include information about the requirement for year-round on shore parking facility directly associated with WAO lots.

RESOLUTION 50-2022 Moved by John Borlase Seconded by Randy Hall

Pursuant to the Report regarding On Shore Parking for Water Access Only Lots, to the NAPBoard at its meeting on 21 July 2022:

THAT effectively immediately, On-Shore Parking specific to new Water Access Only (WAO) lots be required to be in place for the entire year on the basis that recreational uses occur in all seasons.

AND THAT staff be directed to apply appropriate updates to the On Shore Parking Agreement template to address the requirement for year-round on shore parking provision for WAO lots.

AND THAT staff be directed to revise the NAPBoard's Guiding Principal document for Consent processing on lands located in the unincorporated townships, be revised to include information about the requirement for year-round on shore parking facility directly associated with WAO lots.

CARRIED



**MINUTES**  
**Thursday 21 July 2022**

**Adopted 25 August 2022**

-12-

(10.)

3. Mileage Rates 2022 for NAPBoard Members / Staff

Report to the NAPBoard at its meeting on 21 July 2022 regarding revision to mileage rates for the Members and staff.

RECOMMENDATION

THAT a by-law be enacted to amend Financial Bylaw 2-2020 as amended, the “Financial By-law” to amend Schedule F to update the rate at which mileage claims are reimbursed to NAPBoard Members and staff, as follows:

- a) Travel via personal vehicle(s) for NAPBoard site visits at a reimbursement rate of 63 cents for first 5000 kilometers; and 57 cents per further kilometer (annual total); and
- b) Travel via personal vehicle(s) or special terrain vehicles/watercraft for NAPBoard site visits involving travel with rough roads/terrain or across water, related to Consent applications involving lands respectively located in the unincorporated townships of East Mills, Hardy, McConkey, Patterson, Pringle and Wilson, at a re-imburement rate of 77cents for the first 5000 kilometers and 79 cents per further kilometer (annual total).

RESOLUTION 51-2022 Moved by John Borlase                      Seconded by Randy Hall

Pursuant to the Report regarding mileage re-imburement rate adjustments presented to the NAPBoard at its meeting on 21 July 2022:

THAT a by-law be enacted to amend Bylaw 2-2020 as amended, the NAPBoard Financial By-law, to amend Schedule F to update the rate at which mileage claims are reimbursed to NAPBoard Members and staff, as follows:

- a) Travel via personal vehicle(s) for NAPBoard site visits at a reimbursement rate of 63 cents for first 5000 kilometers; and 57 cents per further kilometer (annual total); and
- b) Travel via personal vehicle(s) or special terrain vehicles/watercraft for NAPBoard site visits involving travel with rough roads/terrain or across water, related to Consent applications involving lands respectively located in the unincorporated townships of East Mills, Hardy, McConkey, Patterson, Pringle and Wilson, at a re-imburement rate of \$50.00 per hour.

CARRIED

4. By-laws

That the following by-law(s) be given first, second and third (final reading) and enacted:

- a) A by-law to amend Financial By-law 2-2020 as amended, to revise Schedule F to implement new rates at which mileage will be re-imbursed to NAPBoard Members and staff.

By-law 2-2022 ENACTED



(10.)

5. Meeting Scheduling

The new protocol in which new Consent and Subdivision Applications are presented at a public meeting to receive comments and questions from interested persons and agencies, allows the board to refer the matter for a Planner's Report before rendering its decision. The NAPBoard reserves the right to issue its decision at the public meeting for applications it feels does require a Planner's report such a Consent for a technical severance or repeat of a Consent that had provisional approval, but which lapsed due to COVID delays.

Direction Requested:

If the NAPBoard wishes, staff can schedule monthly meetings when application activity is at its highest, from March to November. The term of office for the NAPBoard runs for a four (4) year period commencing in December upon appointment of new Powassan Members by the new municipal Council and MMAH's appointment of its representatives for the unincorporated townships. The term of office runs from the date of appointment through to 30 November of the fourth year.

RESOLUTION 52-2022 Moved by Randy Hall Seconded by Dave Britton

WHEREAS the NAPBoard has implemented a protocol in which new Consent and Subdivision Applications are presented at a public meeting to receive comments and questions from interested persons and agencies, which allows the board to refer the matter for a Planner's Report before rendering its decision, yet the NAPBoard reserves the right to issue its decision at the public meeting for applications it feels does require a Planner's report such a Consent for a technical severance or repeat of a Consent that had provisional approval but which lapsed due to COVID delays;

AND WHEREAS the term of office for the NAPBoard runs for a four (4) year period commencing in December upon appointment of new Powassan Members by the new municipal Council and MMAH's appointment of its representatives for the unincorporated townships. The term of office runs from the date of appointment through to 30 November of the fourth year;

BE IT RESOLVED THAT the NAPBoard hereby directs its staff to create a schedule of public meetings on a monthly basis during the months of March through November when application activity is at its highest. AND THAT the following public meeting dates for the remainder of the current term ending on 30 November 2022, be set for 5:30pm to be held in a meeting room in the Powassan Municipal building on the following Thursdays:

- 25 August 2022 (new date )
- 22 September 2022 (set date)
- 20 October 2022 (new date)
- 24 November 2022 (revised date from 17 Nov 2022)

CARRIED



**MINUTES**  
**Thursday 21 July 2022**

***Adopted 25 August 2022***

-14-

**11. FINANCIAL REPORT**

1. Updated 2022 Budget

Despite monitoring and a few revisions since presentation of the 2022 budget, additional revenues and new expenses necessitate further revision. The current 2022 Budget requirements as of 7 July 2022 are presented for the NAPBoard's receipt and approval. This includes updated information that addresses the budgetary impacts that result in a deficit budget for the year 2022 and possibly 2023.

RESOLUTION 53-2022 Moved by Randy Hall Seconded by John Borlase

WHEREAS additional revenue and expenses have been identified since the adoption of the 2022 budget as revised on 19 May 2022;

BE IT RESOLVED THAT the revised NAPBoard Budget as of 7 July 2022, presented to the NAPBoard at its meeting on 21 July 2022, be adopted.

CARRIED

2. Report of the Financial Status of the NAPBoard to 31 May 2022

3. Report of the Financial Status of the NAPBoard to 30 June 2022

RESOLUTION 54-2022 Moved by Dave Britton Seconded by Randy Hall

THAT the following Reports of the Financial status of the NAPBoard, be received for information:

- a) 1st January 2022 to 31 May 2022
- b) 1st January 2022 to 30 June 2022

CARRIED

**12. CLOSED SESSION (Pursuant to subsection 239(1) (3.1) of the Municipal Act) – Nil**

**13. NEXT MEETING – 25 August 2022 (according to Resolution 52-2022 - subject to further direction/COVID impacts)**

**14. ADJOURNMENT – 9:02pm**

*"Dean Gates"*

*"Dave Britton"*

---

Chairperson Dean Gates

---

Secretary-Treasurer Dave Britton