



**MINUTES**     *adopted as amended 26 October 2022*  
**Thursday 22 September 2022**

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**1. CALL TO ORDER**

Dean Gates assumed Chairmanship and called this meeting to order at approximately 5:32pm in the Maple Room at 250 Clark Street, Powassan ON P0H 1Z0.

**2. MEMBERS PRESENT** (alphabetically)

Dave Britton	SECRETARY-TREASURER	(Councillor Powassan)
Dean Gates	CHAIRPERSON	(Unincorporated Townships, Ministry Appointee)
Roger Glabb		(Powassan Citizen appointee)
Randy Hall		(Councillor Powassan)

**MEMBERS ABSENT:**

John Borlase (Unincorporated Townships, Ministry Appointee)

**OTHERS PRESENT**

Steve McArthur, NAPB Planner  
Karin Ann Brent, NAPB Administrative Director  
Kimberly Bester, NAPB Administrative Assistant

**Item 7.1**

**B23/HARDY/2022**

Rick Miller of Miller & Urso Surveying Inc., agent for the applicants  
Georgina Shelton, area resident

**B25/PRINGLE/2022**

Rick Miller of Miller & Urso Surveying Inc. agent for the applicants

**B26 B27 B28/EAST MILLS/2022**

Rick Miller of Miller & Urso Surveying Inc. agent for the applicants  
Greg Tupling, area landowner  
Al Farquherson, area landowner  
Sue Eckert, area landowner  
Joe Cook, area landowner  
Joe Whitmell, area landowner

**B30 B31/POWASSAN/2022**

Rick Miller of Miller & Urso Surveying Inc. agent for the applicants  
Brett Campbell for Elizabeth Campbell, area landowner

**B32/WILSON/2022**

Mike Simpson, OLS, Callon Dietz Land Surveyors

**3. ADOPTION OF AGENDA**

On a verbal motion moved by Roger Glabb seconded by Randy Hall, the agenda was adopted as circulated.



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

**5. ADOPTION OF MINUTES**

a) 25 August 2022 (Public Meeting)

RESOLUTION 67-2022    Moved by Dave Britton                      Seconded by Roger Glabb

THAT the Minutes of the following meeting of the North Almaguin Planning Board, be adopted as circulated:

a) 25 August 2022 (Public Meeting)

CARRIED

**6. PRESENTATIONS / DEPUTATIONS - Nil**

**7. CONSENTS & SUBDIVISIONS**

**1. PUBLIC MEETINGS - CONSENTS**

Time Heard	NAME	B File #	LOCALITY	CONSENT REQUESTED	DISPOSITION
	BAIN, Brian	23/2022	HARDY	NEW 4.2 ha (10.38 acre) LOT, frontage 93.29 m on East Road	Resolution 68-2022 Refer to NAPBoard Planner for a Report
	DOBBS, Robert	25/2022	PRINGLE	NEW 3.342 ha (8.26 acre) LOT, frontage 91.44 m on Highway 522	Resolution 69-2022 Refer to NAPBoard Planner for a Report
	CUDMORE, Daniel & Karen	26/2022	EAST MILLS	NEW 1.9 ha (4.7 acre) LOT, frontage 155.8 m fronting on Caden Lake	Resolution 70-2022 Refer to NAPBoard Planner for a Report
	CUDMORE, Daniel & Karen	27/2022	EAST MILLS	NEW 1.9 ha (4.7 acre) LOT, frontage 121.6 m on Cadden Lake	Resolution 71-2022 Refer to NAPBoard Planner for a Report
	CUDMORE, Daniel & Karen	28/2022	EAST MILLS	EASEMENT .289 ha (0.14 acre) extension to new lots B26 and B27/2022	Resolution 72-2022 Refer to NAPBoard Planner for a Report
	BAIN, Lawrence	B29/2022	HARDY	NEW 1.44 ha (3.56 acre) LOT< frontage 180 m on East Road	Resolution 73-2022 Notice of Decision Issued Conditional approval
	WAND, Markus & Jennifer	B30/2022	POWASSAN	NEW 1.98 ha (4.489 acre) LOT, frontage 60 m on Memorial Park Drive	Resolution 74-2022 Refer to Municipality of Powassan Planner for a Report
	WAND, Markus & Jennifer	B31/2022	POWASSAN	NEW 1.98 ha (4.489 acre) LOT, frontage 60 m on Memorial Park Drive	Resolution 75-2022 Refer to Municipality of Powassan Planner for a Report
	LEE, Robert & RHODES, Peggy	B32/2022	WILSON	EASEMENT extension from Duck Luke Road to 3 existing lots fronting on Duck Lake, Lots described as Parts 1, 2 and 3, 42R 5969	Resolution 76-2022 Notice of Decision Issued Conditional approval



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**(7.)(1.)**

B23/HARDY/2022

Agent for the applicant Rick Miller of Miller Urso Surveying Inc. reviewed the request for a new lot fronting on East Road.

Area landowner Georgina Shelton expressed concern for the creation of the proposed new lot on East Road in reference to three (3) new lots created on the north side of Wolf River within the recent fifteen (15) years in regard to the additional population to the existing area. Further, Mrs. Shelton expressed concern for the proposed lot being listed for sale prior to its approval and registration.

NAPBoard Planner Steve McArthur explained that the prior severances creating three lots north of Wolf River are from a parcel that existed as a natural severance created by the Wolf River.

B26, B27 & B28/EAST MILLS/2022

Agent for the applicant Rick Miller of Miller Urso Surveying Inc. reviewed the request for two (2) new lots on a parcel of land that is created by natural severance for its location between Cadden Lake and an un-named lake in Concession 10 East Mills Township. It was noted that the subject requested lots will be provided with legal vehicular and pedestrian access via a permanent easement extending from an existing easement system that travels eastward from the end of maintained East Mills Concession Road, to the respective properties in Lots 19, 18 & 17 Concession 11 and Lots 17, 16, 15 Concession 10 to reach the subject property.

Certain area residents that own properties along the subject permanent easement either attended this public meeting or provided written submissions as follows:

William Salazar	Letter dated 19 Sept 2022 issued by email 19 Sept 2022 Expressed strong opposition to the requested new lots and easement, advising he purchased a property on Cadden Lake 4 years ago; expressed concern for the negative impact of additional traffic on the private road (existing easement) and on the lake.
Greg Tupling	Letter (undated) issued by email 19 Sept 2022 Express opposition to the requested new lots and easement, expressing concern for the negative impact of additional traffic on the private road (existing easement) as well as East Mills Concession Road 10/11 and negative impact on the environment; purchased their lot from the Cudmore family on the understanding they would be the sole neighbour; suggested water access only lot via the boat launch built by the Cudmores; expressed concern for removal of the sand by the Cudmores from a pit on their property which the MNRF have issued a warning against further removal of sand; and expressed concern for the decrease in fish population of Cadden Lake since their purchase in 2015.
Chuck & Pat Weller	Owners of 2, 25 acre parcels in the area expressing concern for negative impact of the proposed 2 new lots and easement on their property.
Mark Baehr	Expressed opposition to the proposed new lots and easement advising at the time they purchased their lot, there was only 1 remaining lot aside from theirs.



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Joe Cook & Susan Ackert	Expressed concern with the proposed new lots and easement; main concern is about how these would be accessed by a permanent easement and the negative impact of additional traffic; concern for the negative impact on Cadden Lake; opined that the proposed easement will require access across their property.
Jeff Brodhagen	Opined that he was not properly informed as the notice poster was not placed to be visible to most property owners; expressed concern for the negative impact of additional vehicular traffic and pollution of Cadden Lake from the potentially 3 septic systems; and negative impact on area wildlife and vegetation.
Jess Santos	Concern for additional traffic on the private road (existing easement)
Renee Leman	Opposed due to additional traffic on the private road (existing easement which is privately maintained at the expenses of existing owners of land it provides access to
Al & Linda Farquharson	Expressed concern that additional building lots would negatively impact our lake's water quality (septics and boats) and more traffic will also put extra pressure on our seasonal single lane access to the lake.

The proposed use of the requested lots was questioned by NAPBoard Member Roger Glabb, to which the agent Rick Miller advised that the lots will likely be developed as residential, noting the reason for the subject severances is to accommodate conveyance to the applicants' children. NAPBoard Member Dave Britton confirmed that access to the proposed new lots will be provided by extension of the existing permanent easement across other private properties. In response to the question by NAPBoard Member Randy Hall about the location of the access easement shows to be mid-lot on the application sketch, agent Rick Miller advised that this is a depiction to indicate the permanent easement but the location could change during the survey process due to topography and other practical reasons.

Area resident Greg Tupling referred to his written submission and he and his wife expressed concern for the impact on their property from the additional vehicular traffic on the permanent easement that will result from the new lots. Further Mr. Tupling expressed concern for the impact on the natural area which could result from heavy equipment travelling the easement lane to access the subject property, noting that the Cudmore family has applied several loads of sand to that easement lane. Mr. Tupling questioned the increased use for access to the boat launch at the west end of Cadden Lake, advising that he contacted the Ministry of Natural Resources and Forestry (MNRF) in this regard and was advised the MNRF did not have jurisdiction over that private launch site. Mrs. Tupling added her comments and concerns and questioned how the new lots could be contemplated during the fifteen (15) year period since the most recent lot creation on Cudmore lands in the subject Concession lot. NAPBoard Planner Steve advised that the subject property is created by natural severance due to its location between two(2) lakes on lot 14 Concession 10.

B30 & B31/POWASSAN/2022

The NAPBoard concurred to hear comments about the subject applications in respect of the applicant being present at the meeting. Agent for the applicant reviewed the request for two (2) new lots noting the North Bay Mattawa Conservation Authority (NBMCA) advises septic system installation is feasible for each lot. Noting the written submission received from a property owner, expressing concern that drainage will impact their property across the road from the subject site, agent Miller explained that the Environmental Protection Area defined in the Powassan Official Plan will not preclude building on the new lots, and the entrance driveway can be located over the EPA with appropriate drainage applications applied.



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**(7.)(1.)**

B29/HARDY/2022

NAPBoard Planner questioned whether there is active farmland on the subject site or the immediate adjacent land, noting that if so, MDS I and II worksheets can be requested as a condition of approval.

B32/WILSON/2022

Agent for the applicant Mike Simpson of Callon Dietz Land Surveyors reviewed the request for a permanent easement for vehicular and pedestrian access to three (3) existing lots fronting on Duck Lake, extending southward from an existing permanent easement from Duck Lake Road.

**2.      PUBLIC MEETINGS – SUBDIVISION APPLICATIONS – Nil**

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

B22/EAST MILLS/2022

This Consent application was presented at a public meeting on 25 August 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 13 September 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 14 September 2022. The matter was presented at this meeting for disposition.

RESOLUTION 77-2022    Moved by Dave Britton                      Seconded by Randy Hall

THAT the Report dated 13 September 2022 from Steve McArthur, MCIP, RPP to the NAPBoard public meeting on 22 September 2022 regarding Consent Application B22/EAST MILLS/2022 requesting a new 1.82ha (4.50ac) lot with 207.21m (679.82 ft) frontage on East Mills Concession Road 10 & 11, be received and provisional approval be issued by Notice of Decision.

CARRIED

A Notice of Decision for B22/EAST MILLS/2022 for provisional approval of the requested new lot was issued.

**8.      CORRESPONDENCE – Nil**

**9.      BUSINESS ARISING FROM PREVIOUS MINUTES – Nil**

**10. NEW BUSINESS – Nil**



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**11. FINANCIAL REPORT**

Report of the Financial Status of the NAPBoard to 31 August 2022

RESOLUTION 78-2022    Moved by Randy Hall                      Seconded by Roger Glabb

THAT the following Report of the Financial status of the NAPBoard, be received for information:  
1st January 2022 to 31 August 2022.

CARRIED

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

Pursuant to subsection 239(1) (3.1) (b)  
item (b); matters about identifiable individual(s)  
item (k):matters about criteria or instruction to be applied to any negotiation by the board

At approximately 7:30pm the NAPBoard passed the following motion to move into closed session.

RESOLUTION 79-2022    Moved by Roger Glabb                      Seconded by Randy Hall

THAT pursuant to subsections 239(1) and (3.1) of the Municipal Act, 2001, S.O. 2001, C.25, that the North Almaguin Planning Board hereby resolves to close a portion of its meeting on 22 September 2022, to consider the following matters:

- Subsection 239 (1) (b) matter involving identifiable individual(s)
- Subsection 239 (1) (k) criteria or instruction to be applied to any negotiation by the board

CARRIED

At approximately 8:00pm, on a verbal motion by Randy Hall, seconded by Roger Glabb, the NAPBoard returned to open session. The following Resolutions were passed pursuant to Closed Session discussions.

RESOLUTION 80-2022    Moved by Dave Britton                      Seconded by Roger Glabb

WHEREAS Employee #005 has been working for the North Almaguin Planning Board since 25 May 2022, commencing employment at a rate of pay of \$20.00 per hour based on experience and expertise;  
AND WHEREAS this employee has continued learning and positive growth in the position of Administrative Assistant;  
BE IT RESOLVED THAT an increase in remuneration be at a rate of \$25.00 per hour of work, effective 1st October 2022.

CARRIED



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**(12.)**

RESOLUTION 81-2022    Moved by Roger Glabb                      Seconded by Dave Britton

THAT staff prepare a letter for signature by the Chairperson and Secretary-Treasurer addressed to RECO to question the legality of listing a property for sale, which does not exist yet where that proposed parcel is yet to be, or is the subject of a Consent application that is pending provisional approval.

CARRIED

RESOLUTION 81-2022    Moved by Dave Britton                      Seconded by Randy Hall

THAT the date for the next meeting of the North Almaguin Planning Board be revised from Thursday 20 October 2022 to Wednesday 26 October 2022.

CARRIED

**13. NEXT MEETING** – 26 October 2022 (*subject to further direction/COVID impacts*)

**14. ADJOURNMENT** – 8:05pm

*“Dean Gates”*

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Chairperson Dean Gates

*“Dave Britton”*

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Secretary-Treasurer Dave Britton