



MINUTES
Wednesday 26 October 2022

adopted 24 November 2022 as presented

1. CALL TO ORDER

Dean Gates assumed Chairmanship and called this meeting to order at approximately 5:35pm in the Maple Room at 250 Clark Street, Powassan ON P0H 1Z0.

2. MEMBERS PRESENT (alphabetically)

Dean Gates	CHAIRPERSON	(Unincorporated Townships, Ministry Appointee)
John Borlase		(Unincorporated Townships, Ministry Appointee)
Roger Glabb		(Powassan Citizen appointee)
Randy Hall		(Councillor Powassan)

MEMBERS ABSENT:

Dave Britton	SECRETARY-TREASURER	(Councillor Powassan)
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OTHERS PRESENT

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

Item 7.1

B17/B18/B24/WILSON/2022

Rick Miller of Miller & Urso Surveying Inc., agent for the applicants
Joe Whitmell, Applicant

B33/POWASSAN/2022

Cherry Jardine & Josh Redwood (Agents for Applicant)

Item 7.3

B23/WILSON/2022

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

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
Joe Whitmell, area landowner

Item 10.1

B31/WILSON/2020

Roxie & Mervin Brooks – Applicants



MINUTES
Wednesday 26 October 2022

adopted 24 November 2022 as presented

(2)

3. ADOPTION OF AGENDA

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

CARRIED

4. DISCLOSURE OF DIRECT OR INDIRECT PECUNIARY INTERST AND GENERAL NATURE THEREOF

Roger Glabb declared a conflict as he lives within 100m of the Consent application for B33/Powassan/2022.

5. ADOPTION OF MINUTES

RESOLUTION 82-2022 Moved by Randy Hall Seconded by Roger Glabb

THAT the Minutes of the following meeting of the North Almaguin Planning Board, be adopted as amended to revise the chart of written submission for Consent Application B26 B27 B28/EAST MILLS/2022, to add Linda and Allen Farquharson:

- a) 22 September 2022 (Public Meeting)

CARRIED

6. PRESENTATIONS / DEPUTATIONS

7. CONSENTS & SUBDIVISIONS

1. PUBLIC MEETINGS - CONSENTS

NAME	B File #	LOCALITY	CONSENT REQUESTED	DISPOSITION
Whitmell, Joe & Carrie	B24/2022	WILSON	RE-ESTABLISH 41.10 ha (101.5603 ac) LOT 12, Concession 14	Resolution 83-2022 Notice of Decision Issued
Whitmell, Joe & Carrie	B17/2022	WILSON	CREATE a new 14.90 ha (36.8187 ac) LOT from Lot 13, Concession 14	Resolution 84-2022 Refer to NAPBoard Planner for a Report
Whitmell, Joe & Carrie	B18/2022	WILSON	CREATE a 2.62 ha (6.47 ac) PARCEL from Lot 12, Concession 14, to be conveyed as a back lot addition to new lot in revised B17/WILSON/2022	Resolution 85-2022 Refer to NAPBoard Planner for a Report
Jardine, Jean	B33/2022	POWASSAN	CREATE a 0.0941 ha (.23 ac) PARCEL to be conveyed as a lot addition to 505 Valleyview Dr., West, Powassan (Back Lot, Lot Addition)	Resolution 86-2022 Refer to Municipality of Powassan Planner for a Report

B24/WILSON/2022

Rick Miller of Miller & Urso Surveying Inc., explained that this application was to re-establish the original Concession lots and therefore a technical consent. John Borlase of the NAPBoard clarified that the intent was to re-establish the lots.



MINUTES
Wednesday 26 October 2022

adopted 24 November 2022 as presented

(3)

RESOLUTION 83-2022 Moved by Roger Gabb Seconded by John Borlase

That the presentation of Consent Application 24/WILSON/2022 requesting to re-establish Lot 12, Concession 14, Wilson, and any and all comments and written submissions received at the statutory public meeting held on Wednesday, 26 October 2022 prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and that a Notice of Decision be issued without referral of this technical severance request for a NAPBoard Planner report.

CARRIED

A Notice of Decision B24/WILSON/2022 for provisional approval to re-establish the subject concession lot, was issued.

B17/WILSON/2022

No members of the public provided comments. Agency comments from MTO were received.

RESOLUTION 84-2022 Moved by Randy Hall Seconded by John Borlase

That the presentation of Consent Application B17/WILSON/2022 requesting a NEW 14.90 ha (36.8187 ac) lot with 125m (410 ft) frontage on Highway 522, and any and all comments and written submissions received at the statutory public meeting held on Wednesday 26 October 2022 prescribed in the Planning Act, R.S.O 1900 c. P13, be received and referred to the NAPBoard Planner for a report.

And that once the Planner's report is issued, the requested consent be referred to the next available public meeting at the NAPBoard for its disposition on the requested Consent.

CARRIED

B18/WILSON/2022

No members of the public provided comments. Agency comments from MTO were received.

RESOLUTION 85-2022 Moved by Roger Glabb Seconded by Randy Hall

That the presentation of Consent Application B18/WILSON/2022 requesting a back lot parcel of 2.62 ha (6.47 ac) to be conveyed to the new parcel requested in Consent Application B18/WILSON/2022, and any and all comments and written submissions received at the statutory public meeting held on Wednesday 26 October 2022 prescribed in the Planning Act, R.S.O 1900 c. P13, be received and referred to the NAPBoard Planner for a report.

And that once the Planner's report is issued, the requested consent be referred to the next available public meeting at the NAPBoard for its disposition on the requested Consent.

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MINUTES
Wednesday 26 October 2022

adopted 24 November 2022 as presented

(4)

B33/POWASSAN/2022

No members of the public provided comments. The applicant's agents, Cherry Jardine and Josh Redwood were in attendance. They advised that the correct address for the abutting property which will have the parcel conveyed to it is 505 Valleyview Drive West (and not East, as indicated on the Public Notice and other documentation.)

RESOLUTION 86-2022 Moved by John Borlase Seconded by Randy Hall

That the presentation of Consent Application B33/POWASSAN/2022 requesting creation of a 0.0941 ha (0.23 ac) parcel to be conveyed as a lot addition to an abutting property municipally know as 505 Valleyview Drive West, and any and all comments and written submissions received at the statutory public meeting held on Wednesday 26 October 2022 prescribed in the Planning Act, R.S.O 1900 c. P13, be received and referred to the Municipality of Powassan for its Council's comments.

And that once the Powassan Council's comments are issued, the requested consent be referred to the next available public meeting at the NAPBoard for its disposition on the requested Consent.

CARRIED

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

B23/HARDY/2022

This Consent application was presented at a public meeting on 22 September 2022 and referred to this meeting for disposition. No persons of the public attended nor submitted written submissions on this matter.

A detailed Report dated 7 October 2022 was prepared by Steve McArthur, MCIP, RPP to the NAPBoard public meeting on 26 October 2022. The subject planning report was provided to the applicants and NAPBoard members by email sent 19 October 2022. The matter was presented at this meeting for disposition.

RESOLUTION 87-2022 Moved by Randy Hall Seconded by John Borlais

That the report dated 7 October 2022 from Steve McArthur, MCIP, RPP presented to the NAPBoard public meeting on 26 October 2022 regarding Consent Application B23/HARDY/2022 requesting a new 4.2 ha (10.38 ac) lot with 93.29 m frontage on East Road, be received and provisional approval be issued by Notice of Decision.

CARRIED

A Notice of Decision B26/EAST MILLS/2022 for provisional approval to re-establish the subject concession lot, was issued.



MINUTES
Wednesday 26 October 2022

adopted 24 November 2022 as presented

(5)

B25/PRINGLE/2022

This Consent application was presented at a public meeting on 22 September 2022 and referring to this meeting for disposition. No persons of the public attended nor submitted written submissions on this matter.

A detailed Report dated 7 October 2022 was prepared by Steve McArthur, MCIP, RPP for the NAPBoard. The subject planning report was provided to the applicants and the NAPBoard members by email sent 19 October 2022. The matter was presented at this meeting for disposition.

RESOLUTION 88-2022 Moved by Roger Glabb Seconded by John Borlais

That the report dated 7 October 2022 from Steve McArthur, MCIP, RPP presented to the NAPBoard public meeting on 26 October 2022 regarding Consent Application B25/PRINGLE/2022 requested a NEW 3.342 ha (8.26ac) lot with 91.44 m frontage on Highway 522, be received and provisional approval be issued by Notice of Decision.

CARRIED

A Notice of Decision B25/PRINGLE/2022 for provisional approval to re-establish the subject concession lot, was issued.

B26/EAST MILLS/2022

This Consent application was presented at a public meeting on 22 September 2022 and referred to this meeting for disposition. Area residents that own properties that are accessed by an existing permanent easement either attended this public meeting or provided written submissions at the 22 September 2022 meeting.

A detailed Report dated 7 October 2022 was prepared by Steve McArthur, MCIP, RPP for the NAPBoard. The subject planning report was provided to the applicants and the NAPBoard members by email sent 19 October 2022. The matter was presented at this meeting for disposition.

An email dated 26 October 2022 from Chuck and Pat Weller stating that they had consulted a lawyer in Huntsville Ontario that the existing easement for access to the primary property in Consent applications B26, B27 and B28/EAST MILLS/2022 will not transfer to the owners of the proposed new lots, was received and distributed at this meeting.

RESOLUTION 89-2022 Moved by Randy Hall Seconded by Roger Glabb

That the report dated 19 October 2022 and the Addendum of 20 October 2022 to that report from Steve McArthur, MCIP, RPP presented to the NAPBoard public meeting on 26 October 2022 regarding Consent Application B26/EAST MILLS/2022 requesting a new 1.9 ha (4.7 ac) lot with 155.8m frontage on Cadden Lake be accessed by extension of a permanent easement as set out in Consent Application B28/EAST MILLS/2022, be received and provisional approval be issued by Notice of Decision.

CARRIED

A Notice of Decision B26/EAST MILLS/2022 for provisional approval to re-establish the subject concession lot, was issued.



MINUTES
Wednesday 26 October 2022

adopted 24 November 2022 as presented

(6)

B27/EAST MILLS/2022

This Consent application was presented at a public meeting on 22 September 2022 and referred to this meeting for disposition. Area residents that own properties that area accessed by a permanent easement either attended this public meeting or provided written submissions at the 22 September 2022 meeting.

A detailed Report dated 7 October 2022 was prepared by Steve McArthur, MCIP, RPP for the NAPBoard. The subject planning report was provided to the applicants and the NAPBoard members by email sent 19 October 2022. The matter was presented at this meeting for disposition.

RESOLUTION 90-2022 Moved by Randy Hall Seconded by John Borlais

That the report dated 19 October 2022 and the Addendum of 20 October 2022 to that report from Steve McArthur, MCIP, RPP presented to the NAPBoard public meeting on 26 October 2022 regarding Consent Application B27/EAST MILLS/2022 requesting a new 1.9 ha (4.7 ac) lot with 121.6m frontage on Cadden Lake be accessed by extension of a permanent easement as set out in Consent Application B26/EAST MILLS/2022, be received and provisional approval be issued by Notice of Decision.

CARRIED

B28/EAST MILLS/2022

This Consent application was presented at a public meeting on 22 September 2022 and referred to this meeting for disposition. Area residents that own properties that area accessed by an existing permanent easement either attended this public meeting or provided written submissions at the 22 September 2022 meeting.

A detailed Report dated 7 October 2022 was prepared by Steve McArthur, MCIP, RPP for the NAPBoard. The subject planning report was provided to the applicants and the NAPBoard members by email sent 19 October 2022. The matter was presented at this meeting for disposition.

RESOLUTION 91-2022 Moved by John Borlais Seconded by Roger Glabb

That the report dated 19 October 2022 and the Addendum of 20 October 2022 to that report from Steve McArthur, MCIP, RPP presented to the NAPBoard public meeting on 26 October 2022 regarding Consent Application B28/EAST MILLS/2022 requesting extension of a permanent easement for vehicular and pedestrian access to the respective new lots subject in Consent Application B26 and B27/EAST MILLS/2022, be received and provisional approval be issued by Notice of Decision.

CARRIED

8. CORRESPONDENCE – Nil

9. BUSINESS ARISING FROM PREVIOUS MINUTES – Nil



MINUTES
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(7)

10. NEW BUSINESS –

1. B31/WILSON/2020 – Request for Revision to Condition 3.1

Report to the NAPBoard at its meeting on 26 October 2022 seeking revision to Condition 3.1 as the measurements of the proposed severance and retained parcels applied to the application form were miscalculated, and are now confirmed by the survey and reference plan. This revision will correct the record for the subject Consent.

RESOLUTION 92-2022 Moved by John Borlais Seconded by Roger Glabb

Whereas Reference Plan 42R-21926 for the proposed lot addition severance was prepared by reputable local surveyor indicating that the back lot parcel (which is proposed to be conveyed to the owner of an abutting property which abuts Highway 522) is 25.1642 ha (62.1842 ac) as a lot addition, with the residentially developed retained parcel being 1.5190 ha (3.754 ac);

And whereas this data indicates that the consent application and the resulting condition of approval 3.1 in the issued Notice of Decision resulted in incorrect information being applied to the Notice of Decision.

Be it resolved that Condition 3.1 in the Notice of Decision for Consent B31/WILSON/2020 be revised to read as follows:

- 3.1 That this approval applies to the severance of 25.1642 ha (62.182 ac) parcel from lands known as 12735 Highway 522, described at Part Broken Lot 10, Concession Wilson PCL 2026 NS, to be conveyed as a lot addition to property on Highway 522 described as Part 2, Reference Plan 42R-7424.

A revised Notice of Decision was issued accordingly.

11. FINANCIAL REPORT

Report of the Financial Status of the NAPBoard to 30 September 2022

RESOLUTION 93-2022 Moved by Randy Hall Seconded by John Borlais

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

- a) 1st January 2022 to 30 September 2022.

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MINUTES
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(8)

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

At approximately 6:25 pm the NAPBoard passed the following motion to move into closed session.

RESOLUTION 94-2022 Moved by Roger Glabb Seconded by John Borlais

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 26 October 2022, to consider the following matters:

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

CARRIED

At approximately 6:55pm, on a verbal motion by Randy Hall, seconded by Roger Glabb, the NAPBoard returned to open session.

NEXT MEETING – 24 November 2022 *(subject to further direction/COVID impacts)*

13. ADJOURNMENT – 6:57pm

“Dean Gates”

Chairperson Dean Gates

“Randy Hall”

Vice-Secretary-Treasurer Randy Hall