



MINUTES
3 July 2024

Adopted 9 October 2024
Resolution 51-2024

1. CALL TO ORDER

Dean Gates assumed Chairmanship and called this public meeting to order at approximately 6:02pm.

The following LAND ACKNOWLEDGMENT was read:

“We respectfully acknowledge that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Métis Peoples in Ontario and show respect to the neighbouring Indigenous communities. We offer our gratitude for their care of, and teachings about, our earth and our relations. May we continue to honour these teachings.”

2. MEMBERS PRESENT (alphabetically)

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

OTHERS PRESENT

Karin Ann Brent – Administrative Director

B25 & B26 POWASSAN 2024

Rob Loy, applicant (B25) & agent (B26)

3. ADOPTION OF AGENDA

On a verbal motion moved by Dave Britton and seconded by John Borlase, the agenda was adopted as amended to add the following items:

Item 8 Correspondence – new items (b) & (c)

Item 11 Financial – Report of financial activity to 30 June 2024

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

5. ADOPTION OF MINUTES

a) 5 June 2024 (regular Public Meeting)

RESOLUTION 42-2024 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) 5 June 2024 Statutory Public Meeting

CARRIED

6. PRESENTATIONS / DEPUTATIONS - Nil



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7. CONSENTS & SUBDIVISIONS

1. PUBLIC MEETINGS - CONSENTS

Time Heard	NAME	B File #	LOCALITY	CONSENT REQUESTED	DISPOSITION
6:07-6:08	LOY Robert & Wendy	25/2024	POWASSAN	LOT ADDITION to abutting building lot on Genesee Lake Rd	Resolution 43-2024 Provisional approval
6:08 – 6:09	LOY Christopher & Stacy	26/2024	POWASSAN	LOT ADDITION to abutting building lot on Genesee Lake Rd	Resolution 44-2024 Provisional approval

RESOLUTION 43-2024 Moved by Dave Britton Seconded by Roger Glabb

THAT the public input regarding Consent application B25/POWASSAN/2024 seeking approval of a 0.0966ha (0.239 acre) lot addition to an abutting vacant lot fronting on Genesee Lake Road described as Parts 3,6&9 42R19680 given at the statutory public meeting on 3 July 2024 be received for the record:

-Robert Loy (applicant)

THAT the following written submissions received regarding B25/POWASSAN/2024, be received for the record:

- a) Report dated 6 June 2024 by PlanScape opining that the requested lot line adjustment (via lot addition) is consistent with the Provincial Policy Statement May 2020, the Growth Plan for Northern Ontario, and conforms with the Powassan Official Plan and applicable zoning provisions, and represents good planning.
- b) Powassan Council Resolution 2024-205 issued 6 June 2024 expressing support of approving the requested lot addition with request for the following conditions of approval:
 - (i)Confirmation from the local school boards that school bus service is available at the subject location.
 - (ii)That title of the severed parcel is consolidated with the benefitting lot.

THAT provisional approval of Consent application B25/POWASSAN/2024 be issued with the following condition(s):

- 1. That a 0.0966ha (0.239 ac) parcel of land be created as depicted in the sketch attached to the subject application, to be conveyed as a lot addition to the abutting vacant building lot described as Part 3, 6 & 9 on Reference Plan 42R-19680.
- 2. Confirmation from the local school boards that school bus service is available at the subject location.
- 3. That title of the severed parcel be consolidated with the title of the benefitting lot.

AND THAT a Notice of Decision be issued accordingly.

CARRIED

RESOLUTION 44-2024 Moved by Dave Britton Seconded by Roger Glabb

THAT the public input regarding Consent application B26/POWASSAN/2024 seeking approval of a 0.333ha (0.823 ac) lot addition to an abutting vacant lot fronting on Genesee Lake Road described as Parts 3,6&9 42R19680 given at the statutory public meeting on 3 July 2024 be received for the record:

-Robert Loy (agent)

THAT the following written submissions received regarding B26/POWASSAN/2024, be received for the record:

- a) Report dated 6 June 2024 by PlanScape opining that the requested lot line adjustment (via lot addition) is consistent with the Provincial Policy Statement May 2020, the Growth Plan for Northern Ontario, and conforms with the Powassan Official Plan and applicable zoning provisions, and represents good planning.



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(RESOLUTION 44-2024) cont'd...

- b) Powassan Council Resolution 2024-205 issued 6 June 2024 expressing support of approving the requested lot addition with request for the following conditions of approval:
- (i) Confirmation from the local school boards that school bus service is available at the subject location.
 - (ii) That title of the severed parcel is consolidated with the benefitting lot.

THAT provisional approval of Consent application B26/POWASSAN/2024 be issued with the following condition(s):

1. That a 0.333ha (0.823 ac) parcel of land be created as depicted in the sketch attached to the subject application, to be conveyed as a lot addition to the abutting vacant building lot described as Part 3, 6 & 9 on Reference Plan 42R-19680.
2. Confirmation from the local school boards that school bus service is available at the subject location.
3. That title of the severed parcel be consolidated with the title of the benefitting lot.

AND THAT a Notice of Decision be issued accordingly.

CARRIED

2. PUBLIC MEETINGS - SUBDIVISION APPLICATIONS – Nil

3. REPORTS re CONSENT or SUBDIVISION APPLICATIONS presented at prior Public Meeting – Nil

8. CORRESPONDENCE

- a) Notice of Public Meeting 2 July 2024 for Rezoning of Rear Yard Lot Addition approved in B4/POWASSAN/2023 for on site parking on property municipally known as 532 Main Street Powassan ON.
- b) North Bay Mattawa Conservation Authority (NBMCA) information about planning services related to private septic system permit issuance.
- c) Question about septic system permit issuance on a site where the existing dwelling has been constructed mostly on the Shore Road Allowance that is under jurisdiction of the Ministry Of Northern Development, Mines And Natural Resources And Forestry MNDMNR.

RESOLUTION 45-2024 Moved by Dave Britton

Seconded by Randy Hall

That the following items of information presented to the NAPBoard at its meeting on 3 July 2024, be received for information.

- a) Notice of Public Meeting 2 July 2024 for Rezoning of Rear Yard Lot Addition approved in B4/POWASSAN/2023 for on site parking on property municipally known as 532 Main Street Powassan ON.
- b) North Bay Mattawa Conservation Authority (NBMCA) information about planning services related to private septic system permit issuance.
- c) Question about septic system permit issuance on a site where the existing dwelling has been constructed mostly on the Shore Road Allowance that is under jurisdiction of the Ministry Of Northern Development, Mines And Natural Resources And Forestry MNDMNR.

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(8.) cont'd...

At this time in the meeting John Borlase initiated discussion about the request by the North Bay Mattawa Conservation Authority (NBMCA) for the NAPBoard's input about issuance of a permit to install a private septic system for a residential dwelling constructed on the MNRF shore road allowance. Subsequently, the following Resolution was passed:

RESOLUTION 46-2024 Moved by John Borlase Seconded by Roger Glabb

WHEREAS an employee of the North Bay Mattawa Conservation Authority (NBMCA) contacted the North Almaguin Planning Board (NAPBoard) by email on 27 June 2024 seeking input about the question of issuing a permit for installation of a private septic system at 163 Lakeview Road in the unincorporated Township of Patterson;

AND WHEREAS the unincorporated township of Patterson does not benefit from the services of a Building Official to inspect and approved site plans or construction of building(s) thereby precluding inappropriate development of property;

AND WHEREAS a residential building has been constructed at the lake frontage of the property with civic address 163 Lakeview Road Patterson Twp, Ontario, being substantially sited on the Shore Road Allowance which is under the jurisdiction of the Ministry Of Northern Development, Mines And Natural Resources And Forestry (MNDMNRF);

THEREFORE BE IT RESOLVED THAT the NAPBoard advises it has great concern for the issuance of a septic system permit to allow installation of a private septic system to service a residential building that is illegally sited on the Shore Road Allowance, and therefore directs the NBMCA staff to consult with the MNDMNRF staff in regard to this matter.

CARRIED

9. BUSINESS ARISING FROM PREVIOUS MINUTES - Nil

10. NEW BUSINESS - Nil

11. FINANCIAL REPORT

1. 2023 Audit Report prepared by Pahapill CPA

RESOLUTION 47-2024 Moved by Dave Britton Seconded by Roger Glabb
THAT the 2023 Audit Report prepared by Pahapill CPA be received and reported the Ministry of Municipal Affairs and Housing (MMAH) as required in Schedule E of the MMAH Grant Agreement issuing an operating grant to the North Almaguin Planning Board (NAPB) for the ministry's fiscal year of 2023/24.

CARRIED

2. NAPB Financial Status to 30 June 2024 *(to be distributed at the meeting)*

RESOLUTION 48-2024 Moved by Dave Britton Seconded by Roger Glabb
THAT the report of the following report of the NAPBoard's Financial Activity to 30 June 2024 be received for information.

CARRIED



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At approximately 6:30pm, John Borlase initiated discussion about funding the hire of a Planner to prepare a draft Official Plan for the unincorporated townships in the jurisdiction of the NAPBoard. Subsequently, the following Resolution was passed:

RESOLUTION 49-2024 Moved by John Borlase Seconded by Roger Glabb
WHEREAS the amount of development in the six (6) unincorporated (uterr) townships East Mills, Hardy, McConkey, Patterson, Pringle and Wilson in the jurisdiction of the NAPBoard continues to increase exponentially;
AND WHEREAS the Ministry of Municipal Affairs and Housing (MMAH) has advised its intention to implement Building Official(s) to inspect and oversee development in those unincorporated townships;
AND WHEREAS the NAPBoard has determined the need to enact an Official Plan for the subject unincorporated townships as a measure of development with good planning principles that will protect the local environment and sustain viability of the land and existing residential and business development in the subject townships;
BE IT RESOLVED THAT NAPBoard staff be directed to issue a Request for Proposal (RFP) to local Planners for a response to the NAPBoard by Tuesday 17 September 2024.
AND THAT the received proposals for the subject Official Plan project be considered at the regular NAPBoard meeting scheduled for Wednesday 9 October 2024, and the preferred submission for the (Uterr) Official Plan project be reported to the MMAH when it issues its offer of Special Business Case Funding in November/December 2024.

CARRIED

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

Subsection 239 (1):

(b) a matter involving identifiable individual(s)

(k) criteria or instruction to be applied to any negotiation by the board.

The NAPBoard did not move into a Closed Session.

13. NEXT REGULAR PUBLIC MEETING – *scheduled for 9 October 2024*

The NAPBoard Administrative Director noted that the surveyor has requested a special telecom meeting to correct the Notices of Decisions for B26 and B27 EAST MILLS 2022 as the survey and resultant Reference Plan found the lot sizes to be different from the application sketches, as a result of the primary property lying between two (2) lakes and measurement of lakeshore lot boundaries are difficult to determine from the mapping used to create application sketches. The special telecom meeting was set for 8:30am on Wednesday 10 July 2024.

14. ADJOURNMENT– 6:38am

“Dean Gates”

Chairperson Dean Gates

“Dave Britton”

Secretary-Treasurer Dave Britton