



MINUTES
Thursday 10 February 2022

Adopted 17 March 2022

1. CALL TO ORDER

Dean Gates assumed Chairmanship and called this meeting to order at approximately 5:30pm 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		(Powassan Citizen appointee)
Randy Hall		(Councillor Powassan)

OTHERS PRESENT

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

PRESENTATION – Premier Tech Water & Environment (all by virtual media)

Bill Ormsby, Regional Supervisor of Premier Tech Water & Environment
Crystal Barnes, Full Circle Septic Design
Paula Scott, Executive Director, North Bay Mattawa Conservation Authority
Polly Rupert, applicant B31 WILSON 2019

B32/POWASSAN/2021

Rick Miller OLS, agent (by virtual media)
Scott Atkinson, area resident (by virtual media)

B3/POWASSAN/2022

Aaron Lott, agent for the applicants, attended the meeting in person

B4/HARDY/2022

Ed Veldboom, LLP, agent for the applicant (by virtual media)

B5/PATTERSON/2022

Dawn Stripe, agent for the applicants (by virtual media)
Scott & Nicole Wilson, applicants (by virtual media)

3. ADOPTION OF AGENDA

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

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

NAPBoard Member (Chairperson) Dean Gates declared a conflict of interest in the matter subject in Consent application B5/PATTERSON/2022 advising he owns a lot that abuts the subject lands, and recused himself from deliberation of this matter and Chairmanship of this part of the meeting. Vice-Chairperson Dave Britton presided the meeting during the deliberation and consideration of this matter.



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5. ADOPTION OF MINUTES

- a) 2 December 2021
- b) 14 December 2021

RESOLUTION 1-2022 Moved by Roger Glabb Seconded by John Borlase

THAT the Minutes of the following meeting(s) of the North Almaguin Planning Board, be adopted as circulated:
2 December 2021
14 December 2021

CARRIED

6. DEPUTATIONS/PRESENTATIONS

Mr. Ormsby, Regional Supervisor for a territory in Ontario from Windsor to Thunder Bay, with Premier Tech Water and Environment, gave a slide presentation explaining the EcoFlo septic system has been installed in proximity to lakes deemed at capacity for phosphorus load in certain municipalities and townships. North Bay Mattawa Conservation Authority (NBMCA) Executive Director Paula was present, as well as Crystal Barnes of Full Circle Septic Design, both by virtual media. Mrs. Polly Rupert was also present by virtual media seeking information about the requirements for installation of a tertiary septic system for a new lot that has provisional approval.

Mr. Ormsby explained there is additional technology available to adjunct to the EcoFlo system, in the form of an electronic unit that provides electro-coagulation to capture phosphorus, and explained the ongoing maintenance requirements and monitoring of the effectiveness of precluding phosphorus leaching into the soil. Information obtained through studies about the timeline involved with soil contaminant reaching the adjacent water body was explained. Information on the technical reviews of the subject system was displayed. The need for an Engineer's Report to determine viability for use on a specific property was explained, along with information on the expected costs for engineering, maintenance and annual inspections.

Responding to questions by NAPBoard Member Dave Britton, Mr. Ormsby advised that Premier Tech Water and Environment trains local installers regarding the Eco Flo unit and for locations where no Municipal Building Official is available, and advised that in most cases, an Engineer's Report is required. It was explained that Ontario Building Code regulates the site location of septic systems.

The question of which agency has authority to approve tertiary septic system technology for use at locations where the MOECP setback from a lake deemed at capacity of phosphorus load, was put by NAPBoard Member Dave Britton.

NAPBoard Member John Borlase asked additional questions resulting in further discussion about the investigation and Engineering requirements to determine viability of installation of these units at locations adjacent to lakes deemed at capacity for phosphorus load, could involve a few years.

A copy of the information provided in Mr. Ormsby's presentation was requested for the NAPBoard's records.



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RESOLUTION 2-2021 Moved by John Borlase Seconded by Roger Glabb

That the presentation by Bill Ormsby, Premier Tech Water and Environment to the NAPBoard at its meeting on 10 February 2022, about the EcoFlo private septic system, be received for information.

CARRIED

7. 1. CONSENT APPLICATIONS

Time Heard	NAME	B File #	LOCALITY	REQUESTED CONSENT	DECISION
6:20 – 6:22pm	FAIM International Inc.	32/2021	POWASSAN	REPEAT OF LAPSED B9/2019: NEW 1.2216 LOT at 102 Corkery Street (developed with an existing senior residence facility)	Approved with Conditions
6:23 – 6:24pm	BROOKS: Anthony, Penelope, Lena, Brenda & Danny	1/2022	EAST MILLS	REPEAT OF LAPSED B22/2020: NEW 1.0 LOT at 10524 Hwy 522 (developed with existing residence)	Approved with Conditions
6:24- 6:25pm	BROOKS: Anthony, Penelope, Lena, Brenda & Danny	2/2022	EAST MILLS	REPEAT OF LAPSED B23/2020: NEW 1.0 LOT at 130 Old Highway Rd (vacant land)	Approved with Conditions
6:26 - 6:27pm	BARTRAW, James E. BARTRAW, William A.	3/2022	POWASSAN	NEW 1.011 LOT on Loxton Line	Resolution 3-2022 referred to the Powassan Planner for update on the Report to Council 18Jan2022
6:28 – 6:29pm	BECK, Elmer Thomas	4/2022	HARDY	REPEAT OF LAPSED B16/2019 NEW 0.40 (1acre) LOT on Weber’s Road (private road)	Approved with Conditions
6:30 – 6:48pm	WILSON, Scott & Nicole	5/2022	PATTERSON	NEW 2.55 (6.3 acre) LOT on Limberlost Point Road	Resolution 4-2022 referred to the NAPBoard Planner for a Report.

B32/POWASSAN/2021

Rick Miller OLS, agent for the applicant advised that the subject Consent application is a repeat of Consent B9/POWASSAN/2019 which had provisional approval, but lapsed prior to registration of the severed lot attended by virtual media.

Scott Atkinson, area resident advised that he was present to get information further to the Notice of Meeting as his property abuts the rear of the retained parcel that fronts onto McCarthy Street, attended by virtual media.

B3/POWASSAN/2022

Aaron Lott, agent for the applicants, attended the meeting in person, and explained the request for a new rural residential lot which meets the Powassan Official Plan and Zoning Bylaw provisions. Mr. Lott noted the rear of the lot has an Environmental Protection Area (EPA) which would impact development of the proposed new lot. Mr. Lot advised that the North Bay Mattawa Conservation Authority (NBMCA) comments indicate there is sufficient room for a Class 4 septic system on the new lot.



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RESOLUTION 3-2022 Moved by Dave Britton Seconded by Roger Glabb

THAT the presentation of Consent Application B3/POWASSAN/2022 for a new 1.011 lot fronting on Loxton Line, and any and all comments and written submissions received at the statutory public meeting held on Thursday 10 February 2022 prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the Powassan Planner for any required updates on the report issued to Powassan Council on 18 January 2022; AND THAT the requested Consent be referred to the next available public meeting of the NAPBoard for its disposition on the requested Consent.

CARRIED

B4/HARDY/2022

Ed Veldboom, LLP, agent for the applicant, advised that the subject Consent application is a repeat of Consent B16/HARDY/2019 that lapsed due to delays in processing the Reference Plan which resulted from COVID containment regulations.

B5/PATTERSON/2022

Dawn Stripe, agent for the applicants reviewed the request for a new lot fronting on Limberlost Point Road, stating that the canal at the rear of the primary property creates a natural severance. Applicants Scott & Nicole Wilson were in attendance.

RESOLUTION 4-2022 Moved by Roger Glabb Seconded by John Borlase

THAT the presentation of Consent Application B5/PATTERSON/2022 for a new 2.55 ha lot fronting on Limberlost Point Road, and any and all comments and written submissions received at the statutory public meeting held on Thursday 10 February 2022 as prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received; AND THAT the requested Consent application be referred to the NAPBoard Planner for a Report to the next available public meeting of the NAPBoard for its disposition on the requested Consent.

CARRIED

(7.) 2. SUBDIVISION APPLICATIONS – Nil

8. CORRESPONDENCE

- a) Notice of Public Meeting for a Zoning Bylaw Amendment – 528 and 526 Main Street

RESOLUTION 5-2022 Moved by Dave Britton Seconded by Roger Glabb

THAT the following item(s) of correspondence presented to the North Almaguin Planning Board at its meeting on Thursday 10 February 2022, be received for information:

- a) Notice of Public Meeting for a Zoning Bylaw Amendment – 528 and 526 Main Street

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9. BUSINESS ARISING FROM PREVIOUS MINUTES

a) Request for Statistics of NAPBoard Activity from Almaguin Community Economic Development

This request was considered at the NAPBoard meeting on December 2021 and a response to the request deferred to this meeting pending more details on the request being obtained from Dave Gray, Director of Economic Development with the Almaguin Community Economic Development.

An email was sent on 9 December 2021 seeking additional information on what statistics are being sought. No response was received as of the date this agenda was issued (1 February 2022).

Responding to the question on the status of the situation since the agenda, the Administrative Director advised that an email with a form on which to provide the requested statistics had been received .

RESOLUTION 6-2022

Moved by Dave Britton

Seconded by John Borlase

THAT NAPBoard staff be directed to report back to the next meeting of the NAPBoard, with information about:
-what level of statistics for its Consent activity and for which years, was submitted by the Central Almaguin Planning Board to the Almaguin Community Economic Development organization;
-an estimate of the cost to the NAPBoard to collate and chart the statistics on its Consent activity for the respective years in the current term (2018 to 2022), to respond to the request by the Almaguin Community Economic Development organization;
-information from the Almaguin Community Economic Development organization on what statistics and information it would provide to the NAPBoard.

CARRIED

10. NEW BUSINESS – Nil

11. FINANCIAL REPORT

1. 2021 Year End Report

The 2021 Year End Report was presented for review and receipt by the NAPBoard and referral to the Auditor.

RESOLUTION 7-2022

Moved by Dave Britton

Seconded by Roger Glabb

THAT the year end financial report for the NAPBoard's fiscal year of 2021, presented to the NAPBoard at its meeting on 10 February 2022, be received and referred to the auditor for the annual report required by the Ministry of Municipal Affairs and Housing.

CARRIED



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(11.)

2. 2022 Draft Budget

RESOLUTION 8-2022 Moved by Roger Glabb Seconded by John Borlase

THAT the draft operating budget for the NAPBoard's fiscal year of 2022, as presented to the NAPBoard at its meeting on 10 February 2022, be approved.

CARRIED

12. CLOSED SESSION - Nil

13. NEXT MEETING: - 17 March 2022 (*pending any preclusion due to COVID containment directives*)

14. ADJOURNMENT On a verbal motion by Roger Glabb, this meeting adjourned at approximately 7:14pm.

"Dean Gates"

Chairperson Dean Gates

"Dave Britton"

Secretary-Treasurer Dave Britton