



**MINUTES**  
**Friday 13 October 2023**

*Adopted as Circulated*  
*Resolution 76-2023 29Nov2023*

**1. CALL TO ORDER**

John Borlase assumed Chairmanship and called this special teleconference meeting to order at approximately 8:32am.

**2. MEMBERS PRESENT** (alphabetically)

John Borlase	VICE-CHAIRPERSON	(Unincorporated Townships, Ministry Appointee)
Dave Britton	SECRETARY-TREASURER	(Councillor Powassan) (arrived 9:23am)
Randy Hall	VICE SECRETARY-TREASURER	(Councillor Powassan)

**MEMBERS ABSENT**

Dean Gates	CHAIRPERSON	(Unincorporated Townships, Ministry Appointee)
Roger Glabb		(Powassan Citizen appointee)

**OTHERS PRESENT**

Karin Ann Brent, NAPB Administrative Director

**3. ADOPTION OF AGENDA**

On a verbal motion moved by Dave Britton and seconded by Randy Hall, the agenda was adopted as circulated.

RECORDED VOTE

MEMBER NAME	YEAH	NAY
BORLASE	X	
BRITTON	X	
GATES	ABSENT	ABSENT
GLABB	ABSENT	ABSENT
HALL	X	

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

**5. NEW BUSINESS**

**1. Correction of Notice of Decision Condition 3.1 (Lot Area) B27/EAST MILLS/2021**

This matter was presented to the NAPBoard at its meeting on 5 October 2023, however the Resolution issued out of that meeting did not include the shore road allowance which comprises part of the new lot in the lot area approval.

The applicant submitted an estimated size for the proposed new lot in the subject Consent application form received by the NAPBoard on 3 August 2021, showing the proposed lot on a hand drawn sketch and markings on a photocopy of Reference Plan 42R-17253. The Consent application indicated a requested lot size of 1.1ha (2.7 acres) which was approved as the lot size cited in the Notice of Decision issued 7 October 2021. According to the current Reference Plan 42R-22083, the new lot including the shore road allowance has an area of 1.556ha (3.84 acres).

There were no written submissions nor public comments received at the initial public meeting on 7 October 2021, nor the public meeting on 5 October 2023 at which a correction was processed. This matter was therefore returned to the NAPBoard for consideration of another correction to condition 3.1 (lot area) in the Notice of Decision of Consent B27/EAST MILLS/2021.



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(2)

**(5.) (1.) Correction of Notice of Decision Condition 3.1 (Lot Area) B27/EAST MILLS/2021**

RECOMMENDATION

1. THAT condition of approval 3.1 set out in the Notice of Decision issued on 7 October 2021, be corrected to cite approval of a new 1.556 ha (3.84 acres) lot fronting on Seagull Lake to be severed from lands known as 101 Birch Point Road and accessed by an existing Permanent Easement over Part 1 on Reference Plan 17253 off of Birch Point Road.  
AND THAT a corrected Notice of Decision be issued accordingly for Consent file B27/EAST MILLS/2021.
2. THAT Resolution 69-2023 passed by the NAPBoard at its meeting on 5 October 2023 be rescinded.

RESOLUTION 72-2023

Moved by Dave Britton

Seconded by Randy Hall

WHEREAS during the review of the Certification documentation for Consent file B27/EAST MILLS/2021, it was discovered that the Reference Plan 42R-22083 identifies a lot size of 1.3360 ha (3.3 acre), which is larger than was applied for and approved at 1.1ha (2.7 acre) in the Notice of Decision issued 7 October 2021;  
AND WHEREAS the applicant and agent have requested that a correction be applied to the Notice of Decision on the basis that in the application form, on the basis that the applicant submitted an estimated size for the proposed new lot in the subject Consent application form requesting a lot size of 1.1ha (2.7 acres) was received by the NAPBoard on 3 August 2021 along with a hand drawn sketch and markings on a photocopy of Reference Plan 42R-17253;  
AND WHEREAS the request as submitted seeking a 1.1ha (2.7 ac) lot was approved as that lot size cited in the Notice of Decision issued 7 October 2021;  
AND WHEREAS according to the current survey and Reference Plan 42R-22083, the new lot including the shore road allowance has an area of 1.556ha (3.84 acres);  
AND WHEREAS there were no written submissions nor public comments received at the initial public meeting on 7 October 2021;  
BE IT RESOLVED THAT the Notice of Decision issued on 7 October 2021 be corrected in condition 3.1 to cite the creation of a 1.556 ha (3.84 acre) lot with lakefront on Seagull Lake to be severed from lands known as 101 Birch Point Road and accessed by an existing Permanent Easement over Part 1 on Reference Plan 17253 off of Birch Point Road.  
AND THAT Resolution 69-2023 passed on 5 October 2023 be hereby rescinded.

CARRIED

A corrected Notice of Decision for Consent application B27/EAST MILLS/2021 was issued.

RECORDED VOTE

MEMBER NAME	YEAH	NAY
BORLASE	X	
BRITTON	X	
GATES	ABSENT	ABSENT
GLABB	ABSENT	ABSENT
HALL	X	



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(3)

6. **ADJOURNMENT** – 8:43am

*“John Borlase”*

*“Daved Britton”*

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VICE-CHAIRPERSON John Borlase

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SECRETARY-TREASURER Dave Britton