



MINUTES
Thursday 16 September 2021

Adopted 7 October 2021 (Res 54-2021)

1. CALL TO ORDER

Chairperson Dean Gates assumed Chairmanship and called this meeting to order at approximately 8:30 am by Telecom.

2. MEMBERS PRESENT (alphabetically)

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

<u>MEMBERS ABESENT</u>	Randy Hall	(Councillor Powassan)
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OTHERS PRESENT:

NAPB Administrative Director Karin Ann Brent
NAPB Administrator Amy Lang

Item 6.1 – Revision to Conditions B25 B26 B27/WILSON/2020

Colleen Blundell (spouse of the applicant)
Joe Whitmell (agent)
Darrell Rogerson
John Manning (intended purchaser of new lot B26/2020)

3. ADOPTION / REVISION OF AGENDA

On a verbal motion by John Borlase, seconded by Roger Glabb, the agenda was adopted as amended to add a business item 6.2 to consider authorization of a bereavement gift.

CARRIED RECORDED VOTE

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

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

5. DEPUTATION REQUESTS

B25/B26/B27/WILSON2020

John Manning advised he is attempting to purchase the new lot proposed in Consent B26 WILSON 2020. Dean Gates stated that the new lot does not exist at this time, and explained that the North Bay Mattawa Conservation Authority (NBMCA) provided two (2) site location reviews, one of which could accommodate a private septic system.

Joe Whitmell, agent for the applicant opined that a septic system can be located on the site according to the response of the NBMCA.



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The Administrative Director explained that the application sketch is hand drawn and due to its vague location of the proposed lot, the NBMCA response was scoped at two (2) locations on a parcel measured to be over 1.3 hectare, versus the 1 hectare approved lot size; and therefore the current NBMCA will have to be revisited.

Mrs. Colleen Blundell was present on behalf of the applicant Howard Blundell (Woodland Corporation) and spoke to the NAPB Planner's Report stating that Consent application B25/WILSON/2020 is seeking a new 50 acre backlot and B26/WILSON/2020 requests a 1 ha lot with lake frontage. Further, Mrs. Blundell advised that there are eighteen (18) cottages on the subject site that are owned through a share corporation and seasonally occupied May through October. Later in the discussion, NAPBoard Member John Borlase confirmed with Mrs. Blundell that some of these cottages are occupied during the winter months through access by snow mobile.

The Administrative Director defended the Planner's Report and further, explained that the delay in obtaining the studies set out in the conditions of approval issued on 17 September 2020 results from the agent not undertaking the review of those matters prior to submitting the subject Consent applications.

Further discussion clarified that the existing private septic systems result in over 10,000 liters per day on the subject site and therefore the Ministry of the Environment, Conservation and Parks (MOECP) has jurisdiction for any septic system requirements for development of the retained and severed parcel subject in B25/WILSON/2020.

Mr. Whitmell blamed the delay in obtaining the required studies on the COVID pandemic. NAPBoard John Borlase referred to the provision set out in the Planning Act that requires compliance with conditions of approval within 365 days from the date the Notices of Decision were mailed. Further Mr. Borlase affirmed that the unincorporated territories are subject to the Provincial Policy Statement (PPS) and Growth Plan for Northern Ontario (GPNO).

Darrell Rogerson suggested that the Growth Plan for Northern Ontario and the Provincial Policy Statement should be explained to the Port Loring residents; and requested contact information for the party to which complaints about new businesses starting up in that locality, might be reported. NAPBoard Member Roger Glabb requested that the discussion be focused on the matter before the NAPBoard at this meeting.

Mr. Rogerson noted that Tedd Simms reviewed the site subject in Consent applications B25, B26 and B27/WILSON/2020 with NAPBoard Chairperson Dean Gates prior to submitting the Consent applications. Mr. Gates confirmed that he did meet with Mr. Simms at which time he suggested Mr. Simms consult with the various agencies involved with the proposal, prior to submitting the subject Consent applications.

NAPB Member Dave Britton referred to the Planner's Report and opined that the Planning Act does not provide for any extension of the 365 day compliance period, and requested an explanation of Bill 276 which includes a revision to the Planning Act to add another year to comply. The Administrative Director explained that Bill 276 has been passed but has yet to be proclaimed and is therefore not in force at this time and that the relevant Regulations have yet to be issued.



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6. NEW BUSINESS

1. Revision of Conditions in Notices of Decision for Consents B25, B26 and B27 WILSON 2020

Report to the NAPBoard special telecom meeting on 16 September 2021 responding to a request of the applicant for revision to certain conditions of approval issued in the respective Notices of Decision issued on 17 September 2020.

RECOMMENDATION

THAT the Report presented to the North Almaguin Planning Board (NAPBoard) at its special Telecom meeting on Thursday 16 September 2021, be received;

AND THAT revised Notices of Decision for Consents B25, B26 and B27 WILSON 2020 respectively, be issued at the direction of the NAPBoard.

Chairperson Dean Gates split the vote on the respective parts of the recommendation.

RESOLUTION 51-2021 Moved by John Borlase Seconded by Roger Glabb

THAT the Report presented to the North Almaguin Planning Board (NAPBoard) at its special Telecom meeting on Thursday 16 September 2021, be received.

CARRIED RECORDED VOTE

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

RESOLUTION 52-2021 Moved by John Borlase Seconded by Roger Glabb

THAT revised Notices of Decision for Consents B25, B26 and B27 WILSON 2020 be issued at the direction of the NAPBoard, to acknowledge persons who spoke to the revisions at the subject special telecom meeting in Section 2 and as follows in Section 3 of the respective Notices of Decisions:

B25/WILSON/2020 to revise Condition 3.3 as follows:

That the severed parcel be subject to an “On-Site Sewage System Review – Planning Act Proposal” with the North Bay Mattawa Conservation Authority; OR the Ministry of the Environment Conservation and Parks with respect to the type of private sewage system applicable for the proposed new lot; OR a person who holds a valid Building Code Identification Number (BCIN) and is qualified to design sewage systems under Part 8 of the Ontario Building Code for the new lot; OR an engineer; and reported back to the NAPBoard prior to seeking Certification of the subject Consent.



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B26/WILSON/2020 to revise Condition 3.3 as follows:

That a sketch of the proposed new 1ha lot including data on its topography and location of the creek within that parcel, be prepared by a qualified Ontario Land Surveyor and be submitted for an updated “On-Site Sewage System Review – Planning Act Proposal” from the North Bay Mattawa Conservation Authority; OR a person who holds a valid Building Code Identification Number (BCIN) and is qualified to design sewage systems under Part 8 of the Ontario Building Code for the new lot; OR an engineer; and reported back to the NAPBoard prior to seeking Certification of the subject Consent.

B27/WILSON/2020 to revise Condition 3.1 as follows:

That a sketch prepared by a qualified Ontario Land Surveyor to depict the proposed permanent easement to clarify where it will traverse through the subject property to provide vehicular and pedestrian access to the proposed 20.23 ha (50 acre) in B25/2020 and also the 1ha (2.47 acre) lot in B26/2020, as well as the retained developed parcel; and reported back to the NAPBoard prior to seeking Certification of the subject Consent.

CARRIED RECORDED VOTE

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

2. Authorization of a Bereavement Gift

RESOLUTION 53-2021 Moved by Dave Britton Seconded by Roger Glabb

THAT a bereavement gift be given to Cody Munshaw, P.Eng. being the Municipality of Powassan engineer, to extend condolences to him and his family on the passing away of his grandmother;
AND THAT a budget of \$80.00 be set for the purchase of the subject gift.

CARRIED RECORDED VOTE

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

7. ADJOURNMENT – 9:28am

“Dean Gates”

Chairperson Dean Gates

“Dave Britton”

Secretary-Treasurer Dave Britton