



MINUTES
Thursday 17 September 2020

Adopted 19 November 2020

1. CALL TO ORDER

Chairperson Dean Gates assumed Chairmanship and called this meeting to order at approximately 5:32pm in the Maple Room at 250 Clark Street, Powassan, ON POH 1Z0.

2. ROLL CALL OF MEMBERS

SECRETARY-TREASURER	Dave Britton	(Councillor Powassan) (left meeting 7:01pm after item 9.1)
	Randy Hall	(Councillor Powassan) (arrived 5:37pm at ConsentB24/2020)
CHAIRPERSON	Dean Gates	(Unincorporated Townships, Ministry Appointee)
	Roger Glabb	(Powassan Appointee)

OTHERS PRESENT

Ted Simms, agent for Consents B25/B26/B27/WILSON/2020

Mark Young, property owner adjacent to lands in Consents B25/B26/B27/WILSON/2020

Darrell Rogerson, applicant for Consent B28/WILSON/2020

Joe Whitmell, applicant for Consent B30/WILSON/2020 & agent for Consent B31/WILSON/2020 and as a delegation with comments re Consents B25/B26/B27/WILSON/2020

3. ADOPTION OF AGENDA

Adopted on a verbal motion by Roger Glabb, seconded by Dave Britton, with the addition of item 10.2 regarding file transfer expenses .

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

5. ADOPTION OF MINUTES

a) 23 July 2020

RESOLUTION 45-2020 Moved by Dave Britton Seconded by Roger Glabb
THAT the Minutes of the following meeting of the North Almaguin Planning Board, be adopted as circulated.
23 July 2020 (Regular Meeting)

CARRIED

6. PRESENTATIONS / DELEGATIONS

B25/B26/B27/WILSON/2020

Ted Simms, agent for applicant Howard Blundell for Woodland Group Corporation, explained the intent of the respective Consent applications B25/B26/B27/WILSON/2020.

Mark Young, property owner adjacent lands locally known as 422 Duck Lake Road, referred to his email submission, and expressed concern for the impact of the numerous cottages developed on the subject lands and the resultant population of owners and tenants of those cottages impacting the local environment.

Joe Whitmell advised he is a real estate partner of Ted Simms and rebutted the email submissions from adjacent land owners.



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B28/WILSON/2020

Darrell Rogerson attended to support the subject Consent application. Dave Britton questioned the number of severances already processed by Mr. Rogerson in the vicinity of the subject land. Mr. Rogerson advised that this concession lot had a severance in 2012.

B30/WILSON/2020

Joe Whitmell was present to answer questions.

B31/WILSON/2020

Joe Whitmell was present as agent for the applicants, and advised he has concurrence from the neighbouring landowner and advised he will be contacting the MTO about obtaining the required driveway entrance permit and the MNRF for use of the un-opened, untravelled road allowance between concession lots 10 and 11 Concession 14.

7. 1. CONSENT APPLICATIONS

TIME HEARD	NAME	B File #	LOCALITY	PURPOSE	DISPOSTION
5:33pm to 5:34pm	KIELSTRA Henry, Sherry, James, Margaret	B6/2020	PATTERSON	1969.3 ha (0.487 acre) developed 652 Porters Landing Rd for LOT ADDITION to abutting vacant land	Conditional Approval
5:35pm to 5:36pm	BROOKS Anthony, Penelope, Brenda, Danny	B22/2020	EAST MILLS	NEW 1.0 ha LOT developed as 10524 Hwy 522	Conditional Approval
5:37pm to 5:38pm	BROOKS, Anthony, Penelope, Brenda, Danny	B23/2020	EAST MILLS	NEW 2.2 ha LOT fronting on East Mills Concession Road	Conditional Approval
5:39pm to 5:40pm	BERGWEST, Wade	B24/2020	EAST MILLS	0.125 ha (0.309 acre) LOT ADDITION to rear yard of 10377 Hwy 522	Conditional Approval
5:41pm to 5:45pm	BLUNDELL, Howard	B25/2020	WILSON	NEW 20.23ha (50 acre) LOT to be accessed by easement (B27/2020)	Conditional Approval
5:46pm to 6:14 pm	BLUNDELL, Howard	B26/2020	WILSON	NEW 1 ha (2.5 acre) LOT to be accessed by easement (B27/2020)	Conditional Approval
6:14pm to 6:15pm	BLUNDELL, Howard	B27/2020	WILSON	Easement for vehicular and pedestrian access to new lots B25 and B26/2020	Conditional Approval
6:46pm to 6:37pm	Rogerson's Enterprises Limited	B28/2020	WILSON	NEW 0.93 ha water access only LOT on Toad Lake	Conditional Approval
6:38pm to 6:39pm	MICALLEF Kirk and Debbie	B29/2020	POWASSAN	NEW 2.06 ha LOT developed as residential known as 215 English Line	Conditional Approval



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6:40pm to 6:41pm	WHITMELL Joe and Carrie	B30/2020	WILSON	Re-establish 40 ha (100 acre) LOT 12 Concession 14 developed as 12899 Hwy 522	Conditional Approval
6:42 to 6:43pm	BROOKS Mervin and Roxie	B31/2020	WILSON	NEW 1.62 ha (4 acre) LOT developed residential known as 12735 Hwy 522	Conditional Approval

Receipt of Written submissions, delegations and discussion regarding the slated Consent applications

B22/EAST MILLS/2020

Email dated 11 August 2020 from MTO Northeastern Region advising a new Hwy Entrance Permit will be required to reflect any changes in land ownership.

B23/EAST MILLS/2020

Email dated 11 August 2020 from MTO Northeastern Region advising MTO would not object provided access is taken from the East Mills Concession Road at the south/east side of the new lot.

B24/EAST MILLS/2020

Email dated 25 August 2020 from MTO Northeastern Region advising it has no objections to the proposed severance; and noting that the MTO permit control area extends 45 metres from any limit of the highway and 180 metres from the centre point of intersections and that building and land use permits will be required for any new uses or buildings within the permit control area, and prior to the placing of fill or other alterations.

B25/B26/B27/WILSON/2020

1. Email dated 3 September 2020 from MNRF North Bay, advising the road allowance between Lots 10 and 11 Concession 4 is available for public use and is an acceptable entrance to the proposed new lots; and advises the opening of a Crown road allowance will require MNRF authorization and is subject to review under the Public Lands Act as well as the Crown Forest Sustainability Act, and will require an MNRF work permit.
2. Email dated 14 September 2020 from Tijs and Claire Theijsmeijer neighbouring property owners expressing concern for the impact of the cooperative development of the subject land and the impact on the environment.
3. Email dated 15 September 2020 from Karen D Wolff a neighbouring property owner expressing concern with the existing cooperative development on the subject land and the environmental impact and potential reduction of property owners.
4. Email dated 15 September 2020 from Stephen Rodgers a neighbouring property owner on Duck Lake requesting this matter be delayed for further investigation expressing concern for the impact of the cooperative development on the subject land and the impact on the environment.
5. Email dated 13 September 2020 from Chris Wheeler the owner of 422 Duck Lake, expressing concern for the impact of the proposed development on the lake and forest ecosystems and other property owners. Also, this email references the shared ownership agreement with the Woodland Corporation and the number of buildings that currently exist on the subject lands and the number of septic facilities which might have negative impact on the Pickerel River and Duck Lake.
6. Email rebuttal by the agent to written submission 2 regarding the 2 lots created in 2013.
7. Email rebuttal by the agent to written submission 3 suggesting the writer's concerns should be put to the MOECP and MNRF.



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Discussion by the NAPBoard included a request by Randy Hall for clarification of the sketch provided with the application. Mr. Simms explained the lot line for the requested lot in B26/WILSON/2020 crosses the creek, and further advised there are 22 cottages on the retained parcel.

Dean Gates spoke to the need for a water quality study for the proposed lot in B26/WILSON/2020 noting the watershed between Seagull Lake, Duck Lake and into Wilson Lake that is at capacity for phosphorus load. Dean Gates advised that the North Bay Mattawa Conservation Authority (NBMCA) was contacted and advised that there are no recent complaints about the existing septic systems. In response to the question by Dave Britton, Ted Simms advised that some of the original cabins might not have permits for the septic system, however the septic systems for the newer cottages have permits issued. Dave Britton expressed concern for creating an additional lot when some of the existing development does not have permits issued for the existing septic systems. Mr. Simms advised that there are no cottages in proximity to Duck Lake and opined that 30 percent (30%) of the east side of Duck Lake is Crown Land and not developed.

Roger Glabb confirmed that the proposed lot in B26/WILSON/2020 will be for development of one cottage only and Dave Britton noted a condition of approval can refer the matter of development on the new lot to the NBMCA. In response to the question by Randy Hall about the current water quality of Duck Lake, Dean Gates explained that a hydrological study would be appropriate. Mr. Simms noted that the Pickerel River system has populated development that feeds into Wilson Lake, and opined that the applicant's existing development does not create a high density population on Duck Lake and that the cottages are sited far away from the lakeshore. Roger Glabb expressed concern for the impact on the water quality and advised his concurrent with requesting a hydrological study. Mr. Simms expressed concern for the cost of doing the recommended study. The authority of the NAPBoard to apply a provisional approval was explained. Joe Whitmell spoke later in the meeting and expressed disagreement with the condition of approval 3.4 requesting a hydrological study for Consent B26/WILSON/2020.

B28/WILSON/2020

Darrell Rogerson attended to support the subject Consent application. Dave Britton questioned the number of severances already processed by Mr. Rogerson in the vicinity of the subject land. Mr. Rogerson advised that this concession lot had a severance in 2012. Dave Britton noted that the current consent should be the last lot to be taken from the subject concession lot. Mr. Rogerson opined that he thought there could be three (3) severances plus the retained parcel for each concession lot, and noted that he willing to provide the requested on-shore parking for the new lot subject of this consent application.

B29/POWASSAN/2020

Municipality of Powassan Resolution 2020-234 passed on 1st September 2020, advising concurrence with the requested severance subject to:

1. The lot must comply with the Municipality of Powassan Official Plan policies and the Powassan Zoning By-law.



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B30/WILSON/2020

Email dated 25 August 2020 from MTO Northeastern Region advising MTO has no objection to the proposed severance to re-establish Lot 12 Concession 14, and advising the MTO permit control area extends 45 metres from any limit of the highway and 180 metres from the centre point of intersections and that building and land use permits will be required for any new uses or buildings within the permit control area, and prior to the placing of fill or other alterations. Entrance permits are required for any new entrances on Hwy 522.

B31/WILSON/2020

Email dated 25 August 2020 from MTO Northeastern Region advising that MTO does not support the severance as the retained parcel will be a back lot relying on access through a third party, or MNRF concurrence to allow travel on the unopened road allowance between Lots 10 and 11 Concession 14.

Email dated 1st September 2020 from MNRF North Bay District advising the road allowance between Lots 10 and 11 Concession 14 Wilson Township is available for public use and an acceptable entrance to the retained parcel in B31/WILSON/2020, and is subject to a complete review prior to issuance of the required work permit under the Public Lands Act to build an access road. A further email dated 17th September 2020 from MNRF addressed the requirements of allowing use of the unopened road allowance for access to the retained back lot.

Discussion regarding B31/WILSON/2020 commenced with a question by Chairperson Dean Gates asking about the status of the MTO driveway entrance permit for the retained back lot. Joe Whitmell advised he has concurrence from the neighbouring landowner, and advised he will be contacting the MTO about obtaining the required driveway entrance permit and the MNRF for use of the unopened, untravelled road allowance between concession lots 10 and 11 Concession 14.

2. SUBDIVISION APPLICATIONS – Nil

8. CORRESPONDENCE

1. Letter dated 31 August 2020 delivered by email 31 August 2020 sent 11:36am, from the Regional Director of Municipal Services Office, North (Sudbury) servicing notice of a Regulation under Section 9 of the Planning Act removing the Township of Nipissing from the jurisdiction of the North Almaguin Planning Board, effective 1st September 2020.
2. Notice dated 1 September 2020 from the North Bay District Management Forester providing information about selected sites in the Nipissing Forest for a prescribed burn.

RESOLUTION 46-2020 Moved by Roger Glabb Seconded by Randy Hall

THAT the following item(s) of correspondence presented to the North Almaguin Planning Board at its meeting on Thursday 17 September 2020, be received for information:

1. Letter dated 31 August 2020 delivered by email 31 August 2020 sent 11:36am, from the Regional Director of Municipal Services Office, North (Sudbury) servicing notice of a Regulation under Section 9 of the Planning Act removing the Township of Nipissing from the jurisdiction of the North Almaguin Planning Board, effective 1st September 2020.
2. Notice dated 1 September 2020 from the North Bay District Management Forester providing information about selected sites in the Nipissing Forest for a prescribed burn.

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9. BUSINESS ARISING FROM PREVIOUS MINUTES

1. Revision of Condition 3.2 in Each Consent: B15 HARDY 2019 and B16 HARDY 2019

The final issuance of the revised Notice of Decision for each of Consent B15 and B16 HARDY 2019 is pending.

Confirmation of the revision approved at the NAPBoard telecom meeting on 16 April 2020 will allow the subject Notices of Decision to be issued within the prescribed time.

RESOLUTION 47-2020 Moved by Roger Glabb Seconded by Randy Hall

WHEREAS the final issuance of the revised Notice of Decision issued by the NAPBoard on 16 April 2020 for each of Consent B15 and B16 HARDY 2019 is pending;
AND WHEREAS the suspension of certain time lines prescribed in the Planning Act concluded 22 June 2020 by notice from the Minister of Municipal Affairs and Housing;
AND WHEREAS confirmation of the revision approved at the NAPBoard telecom meeting on 16 April 2020 will allow the subject Notices of Decision to be issued within the prescribed time;
BE IT RESOLVED THAT the respective Notices of Decision for Consents B15/HARDY/2019 and B16/HARDY/2019 as revised at the NAPBoard meeting of 16 April 2020 during the COVID containment regulation, be issued in final form.

CARRIED

Secretary-Treasurer Dave Britton vacated the meeting at this time (+/- 7:01pm)

2. A By-law to amend Financial By-law 2-2020

At its meeting on 23 July 2020 the NAPBoard passed Resolution 38-2020 approving a revision to Schedule F for Mileage Reimbursement for site visits in the unincorporated townships that require specialized vehicles of the Member attending areas with rough terrain.

The amending by-law is presented for first, second and third reading and enactment.

Randy Hall spoke to the time quotient and maintenance for use of specialized vehicles required to access rough terrain in the unincorporated townships validating the mileage rate recommended for those site inspections.

RESOLUTION 48-2020 Moved by Roger Hall Seconded by Roger Glabb

WHEREAS at its meeting on 23 July 2020 the NAPBoard passed Resolution 38-2020 approving a revision to Schedule F for Mileage Reimbursement for site visits in the unincorporated townships that require specialized vehicles of the Member attending areas with rough terrain.

BE IT RESOLVED THAT the amending by-law be given first, second and third reading and enacted.

CARRIED

BY-LAW 3-2020 was given First, Second and Third Readings and enacted.



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10. NEW BUSINESS

1. Request for Refund of Consent Fees re Withdrawal of Consents B44 and B45 WILSON 2019

It was determined that the subject consent applications were not required and the applicant has withdrawn both. The NAPBoard Financial By-law provides for partial refund the application fees according to which stage of the process the matters were at the time of withdrawal.

RESOLUTION 49-2020 Moved by Randy Hall Seconded by Roger Glabb

WHEREAS Consent applications B44/WILSON/2019 and B45/WILSON/2019 submitted by an agent to request in each, an easement for vehicular and pedestrian access from Highway 522 West to Northern Lights Resort, with submission of the application fee of \$1200.00 for each of the subject Consent applications for a total of \$2400.00;

AND WHEREAS while processing these applications, it was determined that the requested easements are not required due to the existence of a registered easement providing vehicular and pedestrian access from Highway 522 West through abutting lands to the subject property;

AND WHEREAS the applicant submitted by an email dated 30 July 2020 the withdrawal both of the subject consent applications prior to issuance of the Notices of Meeting;

AND WHEREAS NAPBoard Financial By-law 2-2020 in Schedule A provides for partial refund the application fees according to which stage of the process the matters were at the time of withdrawal;

BE IT RESOLVED THAT the applicant be refunded \$750.00 for each of the withdrawn Consent applications for a total of \$1500.00.

CARRIED

2. Review Of Enquiries For Possible Applications - Nil

11. FINANCIAL REPORT

1. Current Financial Status

An XL chart was distributed with information on the NAPBoard's financial status as of 8 September 2020.

2. Expenses for Relay of Township of Nipissing Consent Files

RESOLUTION 50-2020 Moved by Roger Glabb Seconded by Randy Hall

WHEREAS the Minister of the Ministry of Municipal Affairs and Housing issued an O. Regulation to retract the Township of Nipissing from the delegated authority of the North Almaguin Planning Board effective 1st September 2020;

AND WHEREAS the Ministry of Municipal Affairs and Housing previously denied a request by the North Almaguin Planning Board for Business Case Funding that would have offset the cost of preparing the respective files for relay to the Township of Nipissing;



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AND WHEREAS it will require approximately 5 days labour and the expense of files boxes and a USB jump drive for electronic versions of the NAPBoard's Township of Nipissing Consent files;

AND WHEREAS the NAPBoard is willing to expedite the preparation of the Township of Nipissing files once prepayment of expenses is banked, with file preparation scheduled for available time during the month of October 2020;

NOW THEREFORE BE IT RESOLVED THAT the Township of Nipissing be requested to prepay to the NAPBoard \$2,100.00 for the required 5 days labour and materials (at a cost of \$60.00 per hour, based on 7 hour work days) prior to the file relay work being commenced.

CARRIED

12. CLOSED SESSION - Nil

13. NEXT MEETING: 19 November 2020

14. ADJOURNMENT – 7:15pm

"Dean Gates"

Chairperson Dean Gates

"Dave Britton"

Secretary Treasurer Dave Britton