



**MINUTES**  
**Thursday 1<sup>st</sup> April 2021**

**Adopted** as amended (page-4-) **17 May 2021**

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**1. CALL TO ORDER**

Chairperson Dean Gates assumed Chairmanship and called this meeting to order at approximately 5:30pm in the Maple Room at 250 Clark Street, Powassan, ON POH 1Z0.

**2. MEMBERS PRESENT**

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

**OTHERS PRESENT**

**B1/MC CONKEY/2021**

Rick Miller, agent for the applicant attended by virtual platform

**B4/MC CONKEY/2021**

Sidney Troister, agent for the applicants, attended by virtual platform

**B5/PRINGLE/2021**

Lilian Oorschot, applicant attended by virtual platform

**B6/POWASSAN/2021**

Tony Edworthy, applicant attended by virtual platform

**B7/WILSON/2021**

Darrell Rogerson, applicant

Ted Simms, friend of the application

Joe Whitmell, friend of the application

**B10/POWASSAN/2021**

Rick Miller, agent for the applicant by virtual platform

Melissa Hughes, representing the applicant company

Bill Jarrett, area resident

Sarah Hirschberger, area resident

Kim Felice, area resident

Karin Ann Brent – Administrative Director (via virtual platform)

**3. ADOPTION OF AGENDA**

On a verbal motion by John Borlase, seconded by Randy Hall and carried, the agenda was adopted as amended by adding Item 12.2 for a formal motion related to MMAH special business case funding and also the Additional Agenda adding a Closed Session matter.



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

5. ADOPTION OF MINUTES

a) 16 February 2021 (Telecom Meeting)

RESOLUTION 11- 2021 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.

- 16 February 2021 (Telecom Meeting)

CARRIED

6. PRESENTATIONS / DELEGATIONS

B4/MC CONKEY/2021

Sidney Troister, lawyer for the applicants, attended by virtual media and explained the requested Consent.

B7/WILSON/2021

Darrell Rogerson, applicant, requested that the lot size as requested be approved, and also rebutted the requirement for identifying on shore parking for the proposed new water access only lot. Mr. Rogerson displayed a Reference Plan which he had a surveyor prepare in advance of the subject Consent application, which depicted the lot conditionally approved in B28/WILSON/2020 and the proposed lot in the subject application, both of lesser size than the required 1 ha.

Joe Whitmell, friend of the applicant attempted to add an item to the agenda to discuss the condition of approval to ensure on-shore parking for the new water access only lot subject in B28/WILSON/2020 heard in September 2021, as well as a personnel matter. The NAPBoard refused.

Mr. Whitmell opined that the lot sizes requested by Mr. Rogerson should be approved and further, spoke against the requirement for ensuring on shore parking for new water access only lots. Further, Mr. Whitmell advised that he would be contacting the Ministry of Natural Resources and Forestry (MNR) to obtain its written approval of use of the crown launch sites for on shore parking for the new water access only lots for both B28/WILSON/2020 and the current Consent application.

Secretary-Treasurer Dave Britton clarified that the approved 1 ha lot size would have to be identified on a Reference Plan and also on shore parking requirement set out in the Notice of Decision for B28/WILSON/2020 would have to be satisfied prior to that Consent being certified.

B10/POWASSAN/2021

Melissa Hughes was present to represent the applicant company to answer any questions of the NAPBoard.



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Bill Jarrett, area property owner questioned the proposed use of the lot addition parcel and questioned the zoning of that parcel. Rick Miller, agent for the applicant explained the lot addition parcel could not be used as part of the quarry operation without the applicant processing a license for that use. Further, Mr. Miller explained that the it would be unlikely to be approved due to the adjunct residential development. Spoke of his concerns with the impact of the quarry operation at the north quadrant of the lands receiving the requested lot addition and questioned whether additional quarry activity would be done into the lot addition parcel.

Councillor Dave Britton explained that the quarry is licensed and that area is zoned for that use.

Sarah Hirschberger, area property owner, advised her objection to the current amount of road dust and noise created by the truck traffic emanating from the quarry operation located on the north parcel that would be receiving the subject lot addition. Ms. Hirschberger expressed concern for expansion of the quarry operation.

Kim Felice, area property owner, spoke to her concerns for the future use of the lot addition lands in regard to impact on the adjacent residential development.

Councillor Randy Hall explained that the residents would receive notice of any future rezoning requests.

Member John Borlase advised that the subject consent is for a lot addition to the abutting lands to the north and the retained parcel could be developed with a residential dwelling.

7. 1. CONSENT APPLICATIONS

<b>TIME HEARD</b>	<b>APPLICANT(s)</b>	<b>B File #</b>	<b>LOCALITY</b>	<b>REQUEST</b>	<b>DECISION</b>
5:33pm – 5:36pm	BROOKS Halliet & Juanita	1/2021	MC CONKEY	NEW 3ha (7.46ac) LOT at 13276 Hwy 522 West	Provisional approval of a 3ha lot
6:04pm – 6:10pm	DESOUSA Antonio & Rose Marie	4/2021	MC CONKEY	RE-ESTABLISH 353-A Balsam Creek Road	Provisional approval to re-establish the parcel
6:12pm – 6:13pm-	OORSCHOT Liliane	5/2021	PRINGLE	NEW 5.508ha (12.50ac) LOT Commanda Lake Rd	Provisional approval of a 5.508ha lot
6:14pm – 6:15pm -	EDWORTHY Tony & Nicole	6/2021	POWASSAN	NEW 20ha (50 ac) LOT on English Line	Provisional approval of a 20ha lot
6:24pm – 9:15pm	ROGERSON ENTERPRISES LIMITED	7/2021	WILSON	NEW Water Access Only LOT on Pickerel River (0.938ha (2.32 ac) requested vs 1ha (2.47ac)	Provisional approval of a 1ha lot
5:38pm – 6:02pm	2170640 ONTARIO LIMITED	10/2021	POWASSAN	10.2 ha (27.7 ac) LOT ADDITION to Part 2 on Ref Plan42R-21366 Oakwood Road	Provisional approval of a 10.2ha lot addition to Part 2 Ref Plan 42R21366



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Receipt of Written submissions to the slated Consent applications.

B1/MC CONKEY/2021

1. OMAFRA MDS1 Calculation Form regarding the barns located on the subject property.
2. Email dated 1<sup>st</sup> April 2021 from the Ministry of Transportation Ontario advising there is no driveway entrance permit for the property known as 13276 Hwy 522 McConkey Township, suggesting the property owners contact MTO to obtain a driveway entrance permit to update the MTO database.

B4/MC CONKEY/2021

Email dated 1<sup>st</sup> April 2021 from Paul Gastaldi, lawyer for a neighbouring landowner, advising they will not oppose the subject Consent application to rectify the title of the subject property.

B5/PRINGLE/2021

Letter dated 7 December 2020 from the North Bay Mattawa Conservation Authority advising Commanda Lake is deemed at capacity for phosphorus load requiring a minimum of 300m setback from the shoreline for a septic system and that the proposed lot size can accommodate a Class 4 septic system (based on a 3-bedroom single family dwelling with a floor area of less than 200m<sup>2</sup> and 20 fixture units). Further, the submission advises that a Class 4 septic system for a 3 bedroom single family dwelling can be accommodated on the severed parcel, and that the retained parcel has multiple locations to accommodate an initial or replacement Class 4 septic system for a 3 bedroom single family dwelling.

B6/POWASSAN/2021

1. Letter dated 14 December 2020 from R.D. Miller, B.Sc. OLIP OLS, Miller & Urso Surveying Inc. advising that OMAFRA MDS work sheets are not required for the subject Consent application as no barn(s) are located within 500m of the subject lands.
2. Powassan Council Resolution 2021-18 passed on 19 January 2021 advising that the Municipality of Powassan concurs with the request in Consent Application B6/POWASSAN/2021 with request that the following condition of approval be required:
  1. The lot must comply with the Municipality of Powassan Official Plan policies and Zoning Bylaw.

B7/WILSON/2021

1. Letter dated 2 October 2020 from the North Bay Mattawa Conservation Authority advising that the proposed lot location was inspected on 23 September 2020 and the finding indicate there is room to accommodate a Class 4 septic system on both the severed and retained parcels.
2. Email dated 29 March 2021 from an area landowner expressing concerns with the requested lot size and also the impact on the local environment this proposed lot will induce, as well as adding to the existing shortage of on shore parking and docking facilities.

B10/POWASSAN/2021

1. Powassan Council Resolution 2021-87 advising its concurrence with the requested lot addition subject to the lot complying with the Municipality of Powassan Official Plan policies and Zoning By-law.
2. Powassan Council Resolution 2021-80 receiving the report regarding the request in Consent application B/10/POWASSAN/2021 from Planscape.
3. Email dated 18 March 2021 from an area property owner requesting additional information and questioning whether the subject lot addition would be for commercial use and be excavated.



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4. Email dated 25 March 2021 from an area property owner expressing concern about the use of the subject lands related to the impacts of the excavation activity.
5. Email dated 25 March 2021 from an area property owner expressing objection to the proposed lot addition consent application regarding the dust impact from the truck traffic on the local road resulting from the excavation operation.

7.2 SUBDIVISION APPLICATIONS – Nil

8. CORRESPONDENCE

1. Municipality of Powassan Notice of Meeting for a Zoning Bylaw amendment to change the zoning of 866 Hemlock Road from RU (Rural) to M1 (General Industrial) to allow large garages on that site.
2. Letter dated 12 March 2021 from the Ontario Ministry of Natural Resources and Forestry providing a copy of the its “Inspection of 2021-2022 Annual Work Schedule for the Nipissing Management Unit” April 1, 2021 to March 31, 2022.
3. Notice from the Ministry of Natural Resources and Forestry (MNRF) about the proposed draft Spruce Budworm Insect Pest Management Program for the Abitibi River, Gordon Cosens, Martel, Nipissing, Pineland, Romeo Malette, Spanish, Temagami and Timiskaming Forests.
4. Scotiabank notice of banking fee changes effective 1st March 2021.

RESOLUTION 12-2021

Moved by John Borlase

Seconded by Randy Hall

THAT the following item(s) of correspondence presented to the North Almaguin Planning Board at its meeting on Thursday 1st April 2021, be received for information:

1. Municipality of Powassan Notice of Meeting for a Zoning Bylaw amendment to change the zoning of 866 Hemlock Road from RU (Rural) to M1 (General Industrial) to allow large garages on that site.
2. Letter dated 12 March 2021 from the Ontario Ministry of Natural Resources and Forestry providing a copy of the its “Inspection of 2021-2022 Annual Work Schedule for the Nipissing Management Unit” April 1, 2021 to March 31, 2022.
3. Notice from the Ministry of Natural Resources and Forestry (MNRF) about the proposed draft Spruce Budworm Insect Pest Management Program for the Abitibi River, Gordon Cosens, Martel, Nipissing, Pineland, Romeo Malette, Spanish, Temagami and Timiskaming Forests.
4. Scotiabank notice of banking fee changes effective 1st March 2021.

CARRIED

9. BUSINESS ARISING FROM PREVIOUS MINUTES - Nil



10. NEW BUSINESS

1. Withdrawal of Consent Application B2/MCCONKEY/2021

Report dated 1<sup>st</sup> April 2021 advising that Consent Application B2/MC CONKEY 2021 has been withdrawn and a partial refund of the application fee is requested.

RECOMMENDATION

THAT the withdrawal of Consent Application B2/MC CONKEY 2021 be acknowledged;

AND THAT pursuant to Schedule A of the NAPBoard Financial Bylaw 2-2020 as amended, a refund of \$750.00 be issued to the applicant.

RESOLUTION 13- 2021      Moved by Roger Glabb                      Seconded by Dave Britton

THAT the withdrawal of Consent Application B2/MC CONKEY 2021 be acknowledged;  
AND THAT pursuant to Schedule A of the NAPBoard Financial Bylaw 2-2020 as amended, a refund of \$750.00 be issued to the applicant.

CARRIED

2. Amendment to Schedule A of Financial By-law 2-2020, as amended

Report dated 1<sup>st</sup> April 2021 recommending a new fee for processing substantive revision to a condition of approval that requires re-circulation and re-issuance of the Notice of Meeting.

RECOMMENDATION

THAT a new fee of \$600.00 for processing a substantive revision to a condition of approval issued in a Notice of Decision be added to Schedule A of Financial Bylaw 2-2020, as amended.

RESOLUTION 14- 2021      Moved by John Borlase                      Seconded by Randy Hall

THAT a new fee of \$600.00 for processing a substantive revision to a condition of approval issued in a Notice of Decision be added to Schedule A of Financial Bylaw 2-2020, as amended.

AND THAT the amending by-law to implement the subject fee be given its first, second and third reading and be enacted.

CARRIED / By-law 1-2021 Enacted



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11. REVIEW OF ENQUIRIES FOR POSSIBLE APPLICATIONS

Copies of aerial maps depicting a 200 acre lot on Highway 522 were distributed by Dean Gates for review of a request for re-establishing each 100 acre lot. The issue of sufficient road frontage was noted as well as the proximity of a gravel pit.

12. FINANCIAL REPORT

1. Report of the Financial Status to 26 February 2021

RESOLUTION 15-2021      Moved by Roger Glabb      Seconded by John Borlase

THAT the Report of the Financial Status of the North Almaguin Planning Board (NAPBoard) as of 26 February 2021, presented at its meeting on Thursday 1st April 2021, be received for information.

CARRIED

2. MMAH Funding Agreement for File Digitization Project 2015, 2016 and 2017

RESOLUTION 16-2021      Moved by Roger Glabb      Seconded by Randy Hall

WHEREAS the North Almaguin Planning Board applied for special Business Case Funding to cover the costs of digitizing the Consent files for the years 2015, 2016 and 2017 as authorized by Resolution 55-2020 passed at its meeting on 19 November 2020;  
AND WHEREAS on 24 March 2021 the Ministry of Municipal Affairs and Housing (MMAH) staff emailed a letter dated 23 March 2021 from the Ministry of MMAH issuing a grant agreement, requiring the grant agreement be returned to the Sudbury office by 29 March 2021;  
AND WHEREAS there was NAPBoard meeting by 29 March 2021 and the Secretary-Treasurer and Chairperson executed the subject agreement based on the authority of Resolution 55-2020;  
NOW THEREFORE BE IT RESOLVED THAT this Resolution confirms and authorizes the execution of the subject Grant Agreement for its return to the MMAH Municipal Services office.

CARRIED

13. CLOSED SESSION

RESOLUTION 16- 2021      Moved by Roger Glabb      Seconded by Randy Hall

Pursuant to Subsections 239(2)(a) and (6) of the Municipal Act, 2001, S.O.2001, C.25

- Subsection 239 (2) (e) A matter of litigation or potential litigation

CARRIED

DIRECTION was issued to respond in writing under signature of the Chairperson and the Secretary-Treasurer.

On a verbal motion, this meeting returned to open session at approximately 9:27pm.



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14. NEXT MEETING – dependant on COVID restrictions allowing indoor congregation of at least 10 persons

15. ADJOURNMENT – 9:35pm

*“Dean Gates”*

*“Dave Britton”*

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Chairperson Dean Gates

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Secretary-Treasurer Dave Britton