



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

1. CALL TO ORDER

Dean Gates assumed Chairmanship and called this meeting to order at approximately 6:08pm in the Gymnasium 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)

MEMBERS ABSENT

Randy Hall (Councillor Powassan)

OTHERS PRESENT:

Karin Ann Brent, NAPB Administrative Director

B14, B15, B16/EAST MILLS/2023

Rick Miller, OLS, Tulloch Geomatics Inc., agent
Cathy & Stan Turcotte (area landowners)
Carol & Doug Peever (area landowners)
Gay & Ed Sviezikas (area landowners)
Gus Skariatakis (area landowner)
Shawn Lopes (area landowner)

B17, B18/PATTERSON/2023

Rick Miller, OLS, Tulloch Geomatics Inc., agent

B19/POWASSAN/2023

Cole Anger, agent
Lianna & Mike Butler (area landowners)

B20/EAST MILLS/2023

Rick Miller, OLS, Tulloch Geomatics Inc., agent

B21/POWASSAN/2023

Mike Simpson, OLS, Callon Dietz, agent
William (Bill) Rykman, applicant

B22, B23/EAST MILLS/2023

Nathan Brunne, applicant & agent for Wilkinsons

Items 8, 9 (B25, B26, B27/WILSON 2020)

Joe Whitmell, agent



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(2)

3. ADOPTION OF AGENDA

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

VERBAL MOTION CARRIED

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

5. ADOPTION OF MINUTES

a) 25 May 2023

RESOLUTION 45-2023 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:

a) 25 May 2023

CARRIED

6. PRESENTATIONS / DEPUTATIONS

B14, B15, B16/EAST MILLS/2023

Rick Miller, OLS, Tulloch Geomatics Inc., agent for the applicant explained the revised applications now request Water Access Only lots with the application for a permanent easement for vehicular and pedestrian access also being returned to this meeting for disposition. Mr. Miller noted that it will take a substantive amount of time to resolve the One Foot Reserve at the terminus of Boundary Road that abuts the subject primary property to allow access to the requested permanent easement.

Cathy Turcotte (area landowner) questioned where vehicles will park should the Water Access Only lots be approved. Mr. Miller explained that an On Shore Parking Agreement is expected to be a condition of approval.

Stan Turcotte (area landowner) questioned whether the applicant can continue to travel over the One Foot Reserve to his property which now has a gravelled driveway on the subject land. NAPB Member John Borlase explained that travel over the One Foot Reserve is not legal, but enforcement is not readily done. Further, John Borlase referred to the MOECP Handbook for lakes deemed at capacity for phosphorus load and noted it does not list Jack's Lake. Agent Rick Miller confirmed that Jack's Lake is not listed as a lake deemed at capacity for phosphorus load.

Gus Skariatakis (area landowner) asked whether the property owner area present as he wishes to discuss use of the proposed easement for access to his abutting property. Agent Rick Miller explained that the applicant and Mr. Skariatakis share a 2000 foot boundary lot line. Further, Rick Miller re-explained that the existing One Foot Reserve at Boundary Road is registered to private individuals instead of a public authority which is indicated in the Planning Act, and that the party(s) that hold title to the subject One Foot Reserve cannot be reached, thereby complicating legal access to the subject property from Boundary Road. Mr. Miller explained that crossing the noted One Foot Reserve is trespassing. NAPBoard Member Dave Britton suggested that another easement will be required to provide access over the One Foot Reserve if the parties that hold its land title are contacted and concur to give such easement. Mr. Skariatakis suggested that as control is not available, that any decision of the board for the easement application might reflect the preclusion of land access.



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(3)

6. PRESENTATIONS / DEPUTATIONS cont'd...

B14, B15, B16/EAST MILLS/2023

Doug Peever (area landowner) noted that a gravelled road has been developed on the subject property and that two (2) sea containers have been put on the subject site, questioning the revised applications for Water Access Only lot creation. Mr. Miller advised that access to the proposed new lots from the lake provides legal access. NAPBoard Member John Borlase explained that the NAPBoard does not have any authority to address the question of trespassing over the One Foot Reserve or development of the subject land.

Gay and Ed Sviezikas (area landowner) expressed concern for the proposed Water Access Only lots and the requested permanent easement.

Rick Miller mentioned that Bill 23 has received Royal Assent and therefore third party appeals of Consent decisions are not longer accepted by the Ontario Land Tribunal.

Motions were processed and Recorded Votes were requested.

B17, B18/PATTERSON/2023

Rick Miller, OLS, agent for the applicants reviewed the written submissions from several adjacent landowners expressing objection to the creation of the new lots.

1. Email dated 12 June 2023 from area landowner Amy Haley expressing requesting clarification of the requested severances and deferral of decision until all cottage owners on Norris Island have had an opportunity to see the posted public notice.
2. Email dated 13 June 2023 from area landowner Jody Haley-Staples expressing opposition to the proposed severances for potential environmental impact on the wildlife and ecosystem.
3. Email dated 15 June 2023 from area landowners on Bradon Island Debbie & Dave Haley directly across the channel from the subject land, expressing concern for negative impact on the wildlife and ecosystem.
4. Email dated 16 June 2023 from area landowner on Bragdon Island Jenny Young opining that the French River is a designated Heritage River and expressing concern for negative impact on the wildlife and ecosystem; and noting a plan of subdivision on Bragdon Island which was cleared of forest but not developed to date, leaving a 'scar' on that island.
5. Email dated 16 June 2023 from area landowner on Island 141 expressing concern for the negative impact of population increase in the area.
6. Email dated 19 June 2023 from area landowner Susan Negen on Elliot Island and expressing concern for the negative impact of development of the subject land for potential negative impact on the environment.
7. Email dated 19 June 2023 from area landowner Bob Negen expressing opposition to the requested severances out of concern for negative impact on the environment.

Motions were processed.

Item 9

Joe Whitmell as agent for the applicants, presented documentation related to Consent files B25, B26 and B27/WILSON/2020.



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

7. CONSENTS & SUBDIVISIONS (4)

1. PUBLIC MEETINGS - CONSENTS

Heard	NAME	B File #	LOCALITY	CONSENT REQUESTED	DISPOSITION
6:09 - 7:08	2220479 Ontario Limited	14/2023 revised	EAST MILLS	NEW 1.0ha(2.48ac) Water Access LOT Pt Lot 3 Conc 10 Jacks Lake	Conditional approval with Recorded Vote Resolution 46-2023
6:09 - 7:08	2220479 Ontario Limited	15/2023 revised	EAST MILLS	NEW 1.2 ha(2.95ac) Water Access LOT Pt Lot 3 Conc 10 Jacks Lake	Conditional approval with Recorded Vote Resolution 47-2023
6:09 - 7:08	2220479 Ontario Limited	16/2023 returned	EAST MILLS	Permanent Easement for access to new lots B14 & B15/2023	Conditional approval with Recorded Vote Resolution 48-2023
7:09 – 7:15	Schweitzer Denise & Lee	17/2023	PATTERSON	NEW 1.8ha(4.5ac) Water Access LOT Island140 (Norris) French River	Conditional approval with Recorded Vote Resolution 49-2023
7:16 -7:19	Schweitzer Denise & Lee	18/2023	PATTERSON	NEW 1.8ha(4.5ac) Water Access LOT Island 140 (Norris) French River	Conditional approval with Recorded Vote Resolution 50-2023
7:20 – 7:21	Anger, Dakota & Cheryl	19/2023	POWASSAN	RE-ESTABLISH a 40ha (100ac) Concession LOT on Weiler Line	Conditional approval with Recorded Vote Resolution 51-2023
7:21 – 7:22	Harrell, Andrea/Payne Murray	20/2023	EAST MILLS	NEW 1.7ha(2.64ac) LOT fronting on Concession Road 10&11	Conditional approval with Recorded Vote Resolution 52-2023
7:28 – 7:29	Ryckman,William	21/2023	POWASSAN	NEW 3.09ha(7.64ac) LOT fronting on Hunt Line Road	Conditional approval with Recorded Vote Resolution 53-2023
7:30 – 7:35	Brunne N & H/Wilkinson J & S	22/2023	EAST MILLS	NEW 1.029ha(2.54ac) LOT fronting on Concession Rd 10 & 11 (Intent of the Notice of Meeting Resolution 54-2023)	Conditional approval with Recorded Vote Resolution 55-2023
7:36 – 7:40	Brunne N & H/Wilkinson J & S	23/2023	EAST MILLS	NEW 1.219ha(3.01ac) LOT fronting on Hwy 522	Conditional approval with Recorded Vote Resolution 56-2023
7:41 – 7:42	Bain, Lawrence	24/2023	HARDY	NEW 6.21ha(15.34ac) LOT fronting on East Road	Conditional approval with Recorded Vote Resolution 57-2023
7:43 – 7:44	Bain, Lawrence	25/2023	HARDY	NEW 5.55ha(13.71ac) LOT fronting on East Road	Conditional approval with Recorded Vote Resolution 58-2023

RESOLUTION 46-2023 Moved by John Borlase Seconded by Roger Glabb

THAT the public input received at the statutory public meeting on 21 June 2023 regarding revised Consent application B14/EAST MILLS/2023 seeking approval of a new 1ha (2.48ac) Water Access Only Lot on Jack’s Lake, be received for the record:

The following persons were in attendance at the public meeting on 21 June 2023 and expressed objection to the proposed new water access only lot:

- Cathy and Stan Turcotte, area landowners
- Ed and Gay Sviezikas, area landowners
- Shawn Lopes, area landowner
- Gus Skariatakis, area landowner
- Carol & Doug Peever, area landowners



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(5)

(7.1) (Resolution 46-2023 cont'd)

THAT provisional approval of Consent application B14/EAST MILLS/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 1ha (2.48ac) Water Access Only Lot on Jack’s Lake as depicted in the sketch provided with the subject Consent application, severed from lands known as Part Lot 3 Concession 10 East Mills Township
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED RECORDED VOTE

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

RESOLUTION 47-2023 Moved by John Borlase Seconded by Dave Britton

THAT the public input presented at the statutory public meeting on 21 June 2023 regarding revised Consent application B15/EAST MILLS/2023 seeking approval of a new 1.2 ha (2.95ac) Water Access Only Lot on Jack’s Lake, be received for the record:

The following persons were in attendance at the public meeting on 21 June 2023 and expressed objection to the proposed new water access only lot:

- Cathy and Stan Turcotte, area landowners
- Ed and Gay Sviezikas, area landowners
- Shawn Lopes, area landowner
- Gus Skariatakis, area landowner
- Carol & Doug Peever, area landowners

THAT provisional approval of Consent application B15/EAST MILLS/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 1.2ha (2.95ac) Water Access Only Lot on Jack’s Lake as depicted in the sketch provided with the subject Consent application, severed from lands known as Part Lot 3 Concession 10 East Mills Township
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED RECORDED VOTE

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



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(6)

RESOLUTION 48-2023 Moved by John Borlase Seconded by Dave Britton

THAT the public input received at the statutory public meeting on 21 June 2023 regarding Consent application B16/EAST MILLS/2023 seeking approval of a permanent easement for pedestrian and vehicular access for the new lots created in Consents B14/EAST MILLS/2023 and B15/EAST MILLS/2023, be received for the record:

The following persons were in attendance at the public meeting on 21 June 2023 and expressed objection to the proposed new water access only lot:

- Cathy and Stan Turcotte, area landowners
- Ed and Gay Sviezikas, area landowners
- Shawn Lopes, area landowner
- Gus Skariatakis, area landowner
- Carol & Doug Peever, area landowners

THAT the information presented by Rick Miller OLS as agent for the applicant, at the respective statutory public meetings on 25 May 2023 and 21 June 2023 regarding the One Foot Reserve described as Block B on Registered Plan M-461 at the end of Boundary Road (formerly Mills Road) abutting the property from which two (2) new lots are proposed in Consents B14/EAST MILLS/2023 and B15/EAST MILLS/2023, be received.

THAT provisional approval be issued for Consent application B16/EAST MILLS/2023 with the following condition(s):

1. That this Consent approval applies to the creation of a permanent easement as depicted in the sketch provided with the Consent application B16/EAST MILLS/2023 for pedestrian and vehicular access to/from the new lots created in Consents B14/EAST MILLS/2023 and B15/EAST MILLS/2023 and the retained lands in PIN 52227-0519 described as Part Lot 3 and Part Lot 4, Concession 10 East Mills Township.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED RECORDED VOTE

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

RESOLUTION 49-2023 Moved by John Borlase Seconded by Dave Britton

THAT the public input by personal attendance or through written submissions presented at the statutory public meeting on 21 June 2023 regarding Consent application B17/PATTERSON/2023 seeking approval of a new 1.8 ha (4.5ac) Water Access Only Lot on Island 140 (Norris Island) in the French River Patterson Township, be received for information:

THAT the record indicate that no members of the public attended the statutory public meeting on 21 June 2023 regarding Consent application B17/PATTERSON/2023.

THAT the record indicate that the following written submissions received via email, prior to the meeting:

1. Email dated 12 June 2023 from area landowner Amy Haley expressing requesting clarification of the requested severances and deferral of decision until all cottage owners on Norris Island have had an opportunity to see the posted public notice.



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(7)

(Resolution 49-2023 cont'd...)

2. Email dated 13 June 2023 from area landowner Jody Haley-Staples expressing opposition to the proposed severances for potential environmental impact on the wildlife and ecosystem.
3. Email dated 15 June 2023 from area landowners on Bradon Island Debbie & Dave Haley directly across the channel from the subject land, expressing concern for negative impact on the wildlife and ecosystem.
4. Email dated 16 June 2023 from area landowner on Bragdon Island Jenny Young opining that the French River is a designated Heritage River and expressing concern for negative impact on the wildlife and ecosystem; and noting a plan of subdivision on Bragdon Island which was cleared of forest but not developed to date, leaving a 'scar' on that island.
5. Email dated 16 June 2023 from area landowner on Island 141 expressing concern for the negative impact of population increase in the area.
6. Email dated 19 June 2023 from area landowner Susan Negen on Elliot Island and expressing concern for the negative impact of development of the subject land for potential negative impact on the environment.
7. Email dated 19 June 2023 from area landowner Bob Negen expressing opposition to the requested severances out of concern for negative impact on the environment.

THAT provisional approval of Consent application B17/EAST MILLS/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 1.8ha (4.5ac) Water Access Only Lot on Island 140 (Norris Island) in the French River as depicted in the sketch provided with the subject Consent application, severed from lands described as Part 1 on Reference Plan 42R-12324 PCL 17105 NS Part of Island 140 French River in Patterson Township.
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED

RESOLUTION 50-2023 Moved by Roger Glabb Seconded by John Borlase

THAT the public input by personal attendance or through written submissions presented at the statutory public meeting on 21 June 2023 regarding Consent application B18/PATTERSON/2023 seeking approval of a new 1.8 ha (4.5ac) Water Access Only Lot on Island 140 (Norris Island) in the French River Patterson Township, be received for information:

THAT the record indicate that no members of the public attended the statutory public meeting on 21 June 2023 regarding Consent application B18/PATTERSON/2023.

THAT the record indicate that the following written submissions received via email, prior to the meeting:

1. Email dated 12 June 2023 from area landowner Amy Haley expressing requesting clarification of the requested severances and deferral of decision until all cottage owners on Norris Island have had an opportunity to see the posted public notice.
2. Email dated 13 June 2023 from area landowner Jody Haley-Staples expressing opposition to the proposed severances for potential environmental impact on the wildlife and ecosystem.



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(8)

(Resolution 50-2023 cont'd...)

3. Email dated 15 June 2023 from area landowners on Bradon Island Debbie & Dave Haley directly across the channel from the subject land, expressing concern for negative impact on the wildlife and ecosystem.
4. Email dated 16 June 2023 from area landowner on Bragdon Island Jenny Young opining that the French River is a designated Heritage River and expressing concern for negative impact on the wildlife and ecosystem; and noting a plan of subdivision on Bragdon Island which was cleared of forest but not developed to date, leaving a 'scar' on that island.
5. Email dated 16 June 2023 from area landowner on Island 141 expressing concern for the negative impact of population increase in the area.
6. Email dated 19 June 2023 from area landowner Susan Negen on Elliot Island and expressing concern for the negative impact of development of the subject land for potential negative impact on the environment.
7. Email dated 19 June 2023 from area landowner Bob Negen expressing opposition to the requested severances out of concern for negative impact on the environment.

THAT provisional approval of Consent application B18/EAST MILLS/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 1.8ha (4.5ac) Water Access Only Lot on Island 140 (Norris Island) in the French River as depicted in the sketch provided with the subject Consent application, severed from lands described as Part 1 on Reference Plan 42R-12324 PCL 17105 NS Part of Island 140 French River in Patterson Township.
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED

RESOLUTION 51-2023 Moved by Dave Britton Seconded by Roger Glabb

THAT the record indicate that no members of the public attended or submitted written submissions at the statutory public meeting on 21 June 2023 regarding Consent application B19/POWASSAN/2023.

THAT Powassan Council Resolution 2023-205 issued at its meeting on 20 June 2023 receiving the Memorandum dated 15 June 2023 from Kim Bester, Deputy Clerk Powassan (Planning) and expressing support of the Consent application B19/POWASSAN/2023 to re-establish Lot 22 Concession 6 (Himsworth); be received.

AND THAT a Notice of Decision be issued for approval to re-establish the 40ha (100 acre) Lot 22 in Concession 6 (Himsworth) fronting on Weiler Line, as depicted in the sketch provided with the subject Consent application.

CARRIED



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(9)

RESOLUTION 52-2023 Moved by John Borlase Seconded by Roger Glabb

THAT the record indicate that no public input nor written submissions were received at this statutory public meeting on 21 June 2023 regarding Consent application B20/EAST MILLS/2023.

THAT provisional approval of Consent application B20/EAST MILLS/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 1.7ha (2.64 ac) lot fronting on Concession Road 10&11.
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.
3. That documentation be obtained from the East Mills LRB indicating the feasibility of a driveway entrance and civic address on Concession Road 10 & 11.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED

RESOLUTION 53-2023 Moved by Dave Britton Seconded by Roger Glabb

THAT the record indicate that no public input nor written submissions were received at this statutory public meeting on 21 June 2023 for Consent application B21/POWASSAN/2023.

THAT Consent application B21/POWASSAN/2023 requesting a new 3.09 (7.64 acre) lot fronting on Hunt Line Road be referred to the Powassan planner for a report to Powassan Council for its comments and report back to the NAPBoard for disposition.

CARRIED

RESOLUTION 54-2023 Moved by John Borlase Seconded by Roger Glabb

THAT the Notice of Meeting issued on the 2nd day of June 2023 for the statutory public meeting on 21 June 2023 be accepted as notice based on the depiction of the new lot 1.029ha (2.54 acre) lot proposed in Consent application B22/EAST MILLS/2023 shown in the sketch attached to that Notice, to have frontage on Concession Road 10 & 11.

CARRIED



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(10)

RESOLUTION 55-2023 Moved by Dave Britton Seconded by Roger Glabb

THAT the record indicate that no public input nor written submissions were received at this statutory public meeting on 21 June 2023 regarding Consent application B22/EAST MILLS/2023.

THAT provisional approval of Consent application B22/EAST MILLS/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 1.029ha (2.54 ac) lot fronting on Concession Road 10&11.
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.
3. That documentation be obtained from the East Mills LRB indicating the feasibility of a driveway entrance and civic address on Concession Road 10 & 11.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED

RESOLUTION 56-2023 Moved by Dave Britton Seconded by Roger Glabb

THAT the record indicate that no public input nor written submissions were received at this statutory public meeting on 21 June 2023 regarding Consent application B23/EAST MILLS/2023.

THAT provisional approval of Consent application B23/EAST MILLS/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 1.219ha (3.01 ac) lot fronting on Highway 522.
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED

RESOLUTION 57-2023 Moved by John Borlase Seconded by Roger Glabb

THAT the record indicate that no public input nor written submissions were received at this statutory public meeting on 21 June 2023 regarding Consent application B24/HARDY/2023.

THAT provisional approval of Consent application B24/HARDY/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 6.21ha (15.34 acre) lot fronting on East Road.
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(11)

RESOLUTION 58-2023 Moved by Roger Glabb Seconded by Dave Britton

THAT the record indicate that no public input nor written submissions were received at this statutory public meeting on 21 June 2023 regarding Consent application B25/HARDY/2023.

THAT provisional approval of Consent application B25/HARDY/2023 be issued with the following condition(s):

1. That this Consent approval applies to the creation of a new 5.55ha (13.71 ac) lot fronting on East Road.
2. That the applicant(s) enter into a Consent Agreement for registration on title of the new lot that states that development and use of the severed parcel will comply with Section 1.1.6. of the Provincial Policy Statement May 2020.

AND THAT a Notice of Decision be issued for the above-noted provisional approval.

CARRIED

2. PUBLIC MEETINGS - SUBDIVISION APPLICATIONS - Nil

3. REPORTS re CONSENT or SUBDIVISION APPLICATIONS presented at prior Public Meeting – Nil

8. CORRESPONDENCE

1. Copy of letter dated 9 June 2023 from the North Bay Mattawa Conservation regarding the feasibility of septic system installation on the 1ha(2.5ac) lot proposed in Consent application B26/WILSON/2020.

RESOLUTION 59-2023 Moved by John Borlase Seconded by Roger Glabb

THAT the letter dated 9 June 2023 from the North Bay Mattawa Conservation Authority (NBMCA) confirming the NBMCA comments issued in 2020 regarding feasibility of installing a septic system on the new 1ha (2.48 acre) lot proposed in Consent B26/WILSON/ 2020, be received for information and referred to the Certification process for that subject Consent file.

CARRIED

2. Copy of CBC Sudbury new article issued 30 May 2023 titled “Ontario’s proposed planning policies could create problems in northern cities”.

RECEIVED for information without motion



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(12)

9. BUSINESS ARISING FROM PREVIOUS MINUTES

1. B25, B26 & B27/WILSON/2020 – Information re Conditions of Approval in Notices of Decision

The following items were presented for information in Item 8 of the agenda for the public meeting held 25 May 2023, and were referred to this meeting to allow the agent for the applicants to provide additional information.

1. Study Report “Duck Lake Dissolved Oxygen Study” in response to condition 3.4 for Consent files B25 and B26/WILSON/2020: Woodland Corporation Limited.
2. Surveyor’s sketch prepared 4 January 2023 in response to condition 3.3 for Consent B26/WILSON/2020 depicting the proposed new lots in B25/WILSON/2020, B26/WILSON/2020 and the permanent access easement requested in B27/WILSON/2020.
3. Information regarding Consent files B25, B26 and B27/WILSON/2020
 - Copy of an email issued 10 May 2023 providing information on the current compliance periods and copies of the standing revised/corrected Notices of Decisions for the respective Consent files;
 - Copy of the North Bay Mattawa Conservation Authority’s letter dated 12 November 2020 regarding requirements for septic systems for the proposed lots and existing development on the subject land.

RESOLUTION 60-2023 Moved by John Borlase

Seconded by Roger Glabb

THAT the deputation by Joe Whitmell as agent for the applicants, presenting the following items of information to the NAPBoard at its meeting on 21 June 2023 since referral of these items from the NAPBoard meeting on 25 May 2023, be received for information.

THAT a letter from a qualified engineer or expert clarifying and confirming the data about the phosphorus levels in Duck Lake that was presented by agent Joe Whitmell at the NAPBoard meeting on 21 June 2023, be provided to the NAPBoard for its information in regard to Consent application B25/WILSON/2020.

AND THAT the following documents be referred to the pending Certification process for Consent files B25, B26 and B27/WILSON/2020:

1. Study Report “Duck Lake Dissolved Oxygen Study” in response to condition 3.4 for Consent files B25 and B26/WILSON/2020: Woodland Corporation Limited.
2. Surveyor’s sketch prepared 4 January 2023 in response to condition 3.3 for Consent B26/WILSON/2020 depicting the proposed new lots in B25/WILSON/2020, B26/WILSON/2020 and the permanent access easement requested in B27/WILSON/2020.
3. Information regarding Consent files B25, B26 and B27/WILSON/2020:
 - Copy of an email issued 10 May 2023 providing information on the current compliance periods and copies of the standing revised/corrected Notices of Decisions for the respective Consent files;
 - Copy of the North Bay Mattawa Conservation Authority’s letter dated 12 November 2020 regarding requirements for septic systems for the proposed lots and existing development on the subject land.

CARRIED



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(13)

10. NEW BUSINESS – Nil

11. FINANCIAL REPORT

1. 2022 Audit Report

The Auditor's Report for the NAPBoard's fiscal year of 2022 is presented for receipt and report to MMAH.

RESOLUTION 61-2023 Moved by Dave Britton Seconded by Roger Glabb

THAT Auditor's Report prepared by Pahapill and Associates Chartered Professional Accountants Professional Corporation, reported to the NAPBoard meeting on 21 June 2023 presenting the Financial Statements for the NAPBoard's fiscal year ending 31st December 2022, be received and reported to the Ministry of Municipal Affairs and Housing (MMAH) Municipal Services Office – North (Sudbury).

CARRIED

2. NAPB Activity Report of the 2nd Quarter

The activity report for the second fiscal quarter to 15 June 2023 will be distributed at the meeting.

RESOLUTION 62-2023 Moved by Dave Britton Seconded by John Borlase

THAT the NAPBoard Financial Activity Report for its 2nd fiscal quarter (1st April 2023 to 13 June 2023) presented at its meeting on 21 June 2023, be received for information.

CARRIED

12. CLOSED SESSION (*Pursuant to subsection 239 (1) 3.1 of the Municipal Act*)

At approximately 7:58pm, the NAPBoard resolved to move into a closed session:

RESOLUTION 63-2023 Moved by Dave Britton Seconded by Roger Glabb

THAT pursuant to subsection 239 (1) (3.1), the NAPBoard at its meeting on 21 June 2023 resolve into a Closed Session to consider:

Item (b): matter(s) about identifiable individual(s)

Item (k): matter(s) about criteria or instruction to be applied to any negotiation of the board.

CARRIED

At approximately 8:18:pm, on a verbal motion moved by John Borlase and seconded by Roger Glabb, the NAPBoard returned to open session. No Resolutions resulted nor directives issued out of matters discussed in this closed session.



MINUTES
Thursday 21 June 2023

Adopted 5 October 2023 as circulated
Resolution 65-2023

(14)

13. NEXT MEETING: (*tentatively 5 October 2023*)

The meeting adjourned by carrying a verbal motion moved by John Borlase and seconded by Roger Glabb.

14. ADJOURNMENT – 8:25pm

“Dean Gates”

CHAIRPERSON Dean Gates

“Dave Britton”

SECRETARY-TREASURER Dave Britton