



**MINUTES**  
**Thursday 29 July 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 5:30pm.

**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)
	Randy Hall	(Councillor Powassan)

**OTHERS PRESENT:**

NAPB Administrative Director	Karin Ann Brent
NAPB Planner	Steve McArthur
NAPB Administrator	Amy Lang
NAPB Door Monitor	Randy Lockhart

**B3/EAST MILS/2021**

Ron Bowyer

**B8/EAST MILLS/2021**

Joe Whitmell (agent)

**B9/WILSON/2021**

Joe Whitmell  
Tedd Simms

**B12/EAST MILLS/2021**

Tamara Bains (virtual access)

**B13/POWASSAN/2021**

Kirk Micaleff (virtual access)

**B19 & B20/WILSON/2021**

Tim Gehrke (applicant)

**Item 5.2 to Revise Condition 3.1 of B34/EAST MILLS/2020**

Tamara Bains (virtual access)

**3. ADOPTION / REVISION OF AGENDA**

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

**CARRIED**

**4. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST - Nil**



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**5. ADOPTION OF MINUTES**

- a) 24 June 2021 Special Telecom Meeting
- b) 29 June 2021 Special Telecom Meeting
- c) 14 July 2021 Special Telecom Meeting

RESOLUTION 47-2021      Moved by Randy Hall      Seconded by John Borlase

THAT the Minutes of the following meetings of the North Almaguin Planning Board, be adopted as circulated:

- 24 June 2021 Special Telecom Meeting
- 29 June 2021 Special Telecom Meeting
- 14 July 2021 Special Telecom Meeting

CARRIED

**6. PRESENTATIONS/DEPUTATIONS**

B3/EAST MILLS/2021

Ron Bowyer, spouse of the applicant, gave a brief review of his requested 1ha lot and thanked the NAPBoard for its work on the matter.

B8/EAST MILLS/2021

Agent for the applicant Joe Whitmell was present to observe the debated on this application.

B9/WILSON/2021

Joe Whitmell was present as a friend of the applicant and conveyed the applicant's disagreement with the condition of approval about the use of the new lot complying with Section 1.1.6 of the Provincial Policy Statement May 2020.

B19 & B20/WILSON/2021

Applicant Timothy Gehrke was present to answer any questions of the NAPBoard. It was noted that Wilson Lake is deemed at capacity for phosphorus load by the Ontario Ministry of the Environment, Conservation and Parks (MOECP). John Borlase referenced comments from the North Bay Mattawa Conservation Authority (NBMCA) with concern with the north/west corner of the proposed new lot for septic siting in regard to proximity to Wilson Lake. Mr. Gehrke clarified and the NAPBoard explained that his surveyor will be requested to identify the 300m setback required for development adjacent to the lake which is deemed at capacity for phosphorus load.

Item 10.1

Joe Whitmell was present as agent to observe this item.

Item 10.2

Tamara Bain was present by virtual platform to observe this item.



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**7. 1. CONSENT APPLICATIONS**

<b>Time Heard</b>	<b>APPLICANT(S)</b>	<b>B File #</b>	<b>LOCALITY</b>	<b>REQUESTED CONSENT</b>	<b>DECISION</b>
5:32 to 5:34	Celia Bowyer	3/2021	EAST MILLS	NEW 1ha (2.47ac) LOT fronting on Spur Road	Approved with conditions
5:35 to 5:36	1224969 Ontario Ltd.	8/2021	EAST MILLS	NEW 1.63 ha (4 ac) LOT fronting on Seagull Lake Road	Approved with conditions
5:37 to 5:39	Rogersons Enterprises Limited	9/2021	WILSON	NEW 3 ha (7.4 ac) LOT fronting on Maple Drive	Approved with conditions
5:41 to 5:42	Ivan & Margaret Grawbarger	11/2021	PATTERSON	1.12ha (2.75 ac) LOT ADDITION to 89 Hawthorne Drive	Approved with conditions
5:43 to 5:47	Tamara C. Bain	12/2021	EAST MILLS	NEW 6.7 ha (16.5 ac) LOT fronting on Spur Road	Approved with conditions
5:48 to 5:49	Trout Creek Planing Mill	13/2021	POWASSAN	RE-ESTABLISH 1.31 ha PARCEL Main Street (Hwy 522B) Trout Creek	Approved with conditions
5:50 to 5:51	Fraser Perman	14/2021	EAST MILLS	NEW 3.10 ha (7.45 ac) LOT fronting on Wellers Meadow Rd	Approved with conditions
5:52 to 5:54	Liliane Oorschot	18/2021	PRINGLE	New 4 ha (10 ac) LOT with 60m frontage on Commanda Lake Road	Approved with conditions
5:56 to 5:57	Timothy Gehrke	19/2021	WILSON	NEW 1.4 ha (3.46 ac) LOT on Gehrke's Golden Glade private road	Approved with conditions
5:58 to 6:01	Timothy Gehrke	20/2021	WILSON	NEW 1.7 ha (4.20 ac) LOT on Gehrke's Golden Glade private road	Approved with conditions

**2. SUBDIVISION APPLICATIONS – Nil**

**8. CORRESPONDENCE - Nil**

**9. BUSINESS ARISING FROM PREVIOUS MINUTES – Nil**

**10. NEW BUSINESS**

**1. Revision to B31/WILSON/2020 – Backlot as Lot Addition to Part 2 42R 7424**

Report to the NAPBoard meeting of 29 July 2021 regarding a revision to the Notice of Decision issued on 17 September 2020 to process the former retained backlot as a lot addition to an abutting parcel fronting on Highway 522 (Part 2, 42R-7424).

Due to the substantive nature of the requested revision, Notice of Meeting was issued depicting the backlot as a lot addition to an abutting landowner. This would recognize the 4 acre parcel containing the applicants' home known as 12735 Highway 522 as the retained.



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(10.1) RECOMMENDATION

THAT the conditions of approval set out in the Notice of Decision issued by the North Amalguin Planning Board at its public meeting on 17 September 2020, be revised to identify the retained back lot proposed in the Consent application B31/WILSON/2020 as a parcel to be conveyed as a lot addition to Part 2 on Plan 42R-7424 fronting on Highway 522.

RESOLUTION 48-2021 Moved by John Borlase Seconded by Randy Hall

WHEREAS a Report of a request for revision to the conditions of approval issued at the public meeting on 17 September 2020 to Consent file B31/WILSON/2020 was put to the NAPBoard at its meeting on 29 July 2021;

BE IT RESOLVED THAT the conditions of approval set out in the Notice of Decision issued by the North Amalguin Planning Board at its public meeting on 17 September 2020, be revised to identify the retained back lot proposed in the Consent application B31/WILSON/2020 as a parcel to be conveyed as a lot addition to Part 2 42R-7424 fronting on Highway 522.

CARRIED (Revised Notice of Decision B31/WILSON/2020 was issued)

2. Revision to B34/EAST MILLS/2020 - Condition of Approval 3.1 (Lot Size)

Report to the NAPBoard at its meeting 29 July 2021 regarding a revision to Condition 3.1 to correct the lot size.

RECOMMENDATION

THAT Condition of Approval 3.1 set out in the Notice of Decision issued on 19 November 2020 for Consent file B34/EAST MILLS/2020 be revised to cite a lot size of 9.179 ha (22.68 acres).

RESOLUTION 49-2021 Moved by John Borlase Seconded by Randy Hall

WHEREAS a Report of a request for revision to the conditions of approval issued at the public meeting on 17 September 2020 to Consent file B34/EAST MILLS/2020 was put to the NAPBoard at its meeting on 29 July 2021;

BE IT RESOLVED THAT Condition of Approval 3.1 set out in the Notice of Decision issued on 19 November 2020 for Consent file B34/EAST MILLS/2020 be revised to cite a lot size of 9.179 ha (22.68 acres).

CARRIED (Revised Notice of Decision B34/EAST MILLS/2020)

11. FINANCIAL REPORT

- a) Report of the NAPBoard financial status to 30 June 2021

RESOLUTION 50-2021 Moved by Roger Glabb Seconded by John Borlase

THAT the Report of the NAPBoard's Financial status to 30 June 2021 presented to the NAPBoard at its meeting on 29 July 2021, be received for information.

CARRIED



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12. CLOSED SESSION Nil

At this time in the meeting, the NAPBoard invited the new Planner for the Consents received for lands located in the unincorporated townships in the NAPBoard jurisdiction, to introduce himself via his attendance by virtual media.

13. NEXT MEETING: - Thursday 16 September 2021 *(tentative re COVID regulations at that time)*

14. ADJOURNMENT – 6:16pm

*“Dean Gates”*

Chairperson Dean Gates

*“Dave Britton”*

Secretary-Treasurer Dave Britton