



MINUTES Friday 8 December 2023

1. CALL TO ORDER

Dean Gates assumed Chairmanship and called this special meeting to order at approximately 5:03pm by teleconference.

2. MEMBERS PRESENT (alphabetically)

VICE-CHAIRPERSON	John Borlase	(Unincorporated Townships, Ministry Appointee)
SECRETARY-TREASURER	Dave Britton	(Councillor Powassan)
CHAIRPERSON	Dean Gates (vacated 9:18am)	(Unincorporated Townships, Ministry Appointee)
DIRECTOR	Roger Glabb	(Powassan Citizen appointee)
VICE SECRETARY-TREASURER	Randy Hall	(Councillor Powassan)

MEMBERS ABSENT - Nil

OTHERS PRESENT

Karin Ann Brent – Administrative Director

B40/POWASSAN/2023

Lorne Byers, applicant

Paul Goodridge, OLS, Agent for the applicant

3. ADOPTION OF AGENDA

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

CARRIED on a RECORDED VOTE

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

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

5. NEW BUSINESS

1. Consideration for Disposition of Consent Application B40/POWASSAN/2023

A Notice for the statutory Public Meeting presenting Consent application B40/POWASSAN/2023 for public comment was issued on 14 November 2023. No members of the public were present and no written submissions were presented at the public meeting on 29 November 2023. The report of Powassan’s planner was available for consideration at the Powassan Council meeting on 21 November 2023. The Planner’s Report provided an interpretation of Section 5.7.3. of the Powassan Official Plan advising the requested new lot would was not supported by the policies of the existing Official Plan. Further, the Planner’s Report recommended that approval of the request in B40/POWASSAN/2023 would require an Official Plan amendment.



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(2)

(5.) (1.)

Resolution 2023-368 was subsequently issued by Powassan Council on 21 November 2023 deferring its comments on B40 POWASSAN 2023.

The North Almaguin Planning Board (NAPBoard) considered Consent application B40 POWASSAN 2023 at its public meeting for input held on 29 November 2023. Powassan Council Resolution 2023-368 and the Powassan Planner’s Report were available to the NAPBoard at that meeting. Subsequently, the NAPBoard passed its Resolution 89-2023 deferring its disposition until Powassan Council issued its comments in support of the requested new lot.

The matter was again considered by Powassan Council meeting on 5 December 2023.

Resolution 2023-387 was passed:

That Council supports Consent application B40/POWASSAN/2023 for property known as Part Lot 20, Concession 10, PIN 52208-0506(LT).

The applicant subsequently requested this special meeting of the NAPBoard seeking disposition of Consent application B40/POWASSAN/2023.

NAPB Director Roger Glabb called the question.

RESOLUTION 100-2023 Moved by Roger Glabb Seconded by John Borlase

THAT the record indicate that the following written submission was received at the special telecom meeting of on 8 December 2023:

1. Powassan Council Resolution 2023-387 passed at its meeting on 5 December 2023 advising its support of Consent application B40/POWASSAN/2023 for property known as Part Lot 20, Concession 10, PIN 52208-0506(LT).

THAT provisional approval of Consent application B40/POWASSAN/2023 be issued with the following condition(s):

1. That that this Consent approval applies to the creation of a new 1ha (2.47 acre) lot fronting on Maple Hill Road severed from lands known as Part Lot 20 Concession 10 in the Municipality of Powassan (former Township of Himsworth), and that this approval is issued notwithstanding Section 5.7.3 of the existing Powassan Official Plan (2003) providing policies for infill lot creation, on the basis that a new Official Plan is currently in process.

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

CARRIED on a RECORDED VOTE

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



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(3)

(5.)

2. Request for Waiver of the Special Meeting Fee

The applicant requested that the NAPBoard waive the \$800.00 special meeting fee.

NAPB Member Randy Hall initiated discussion, opining that the special meeting fee should be charged to the applicant on the basis that there was no information provided by the applicant to indicate circumstances that would warrant expediting the decision on the Consent request in application B40/POWASSAN/2023.

NAPB Member Roger Glabb advised he understands Mr. Hall’s position on the question of waiving the special meeting fee, and advised that he was of the understanding that processing the subject request has been delayed multiple times, and advised his support of waiving the subject fee in this instance.

NAPB Member John Borlase advised his recognition of the respective complications in processing the request for a new lot addressed in Consent application B40/POWASSAN/2023 such as the delay in the 10 year review and update and clarification of certain policy directives contained in the Powassan Official Plan (2003), noting that certain directives in Provincial Bill 23 that received Royal Assent in December 2022 provides support of new residential development in the municipalities of Ontario; and subsequently called the question.

RESOLUTION 101-2023 Moved by Dave Britton Borlase Seconded by Roger Glabb
WHEREAS the review and process of the request for a new lot fronting on Maple Hill Road was complicated due to the delay in the 10 year review and update and clarification of certain policy directives contained in the Powassan Official Plan (2003);
AND WHEREAS Bill 23 received Royal Assent in December 2022 thereby providing directives that support new residential development in the municipalities of Ontario;
THAT the applicant’s request for waiver of the special telecom meeting fee of \$800.00, be granted.

CARRIED on a RECORDED VOTE

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

6. ADJOURNMENT

This meeting adjourned at approximately 5:21pm on a verbal motion.

CARRIED on a RECORDED VOTE

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

“Dean Gates”

“Dave Britton”

CHAIRPERSON Dean Gates

SECRETARY-TREASURER Dave Britton