



MINUTES
Statutory Public Meeting
Thursday 4 June 2026

Adopted 17 September 2026
Resolution 41-2026

1. CALL TO ORDER

John Borlase assumed Chairmanship and called this meeting to order at approximately 2:02pm, and read the **LAND ACKNOWLEDGMENT** *"We respectfully acknowledge that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Métis Peoples in Ontario and show respect to the neighbouring Indigenous communities. We offer our gratitude for their care of, and teachings about, our earth and our relations. May we continue to honour these teachings."*

2. MEMBERS PRESENT

VICE-CHAIRPERSON	John Borlase	(Unincorporated Townships, Ministry Appointee)
SECRETARY-TREASURER	Dave Britton	(Councillor Powassan)
2 nd VICE SECRETARY-TREASURER	Roger Glabb	(Powassan Citizen appointee)
VICE SECRETARY-TREASURER	Randy Hall	(Councillor Powassan)
(vacancy) Unincorporated Townships, Ministry Appointee)		

MEMBER ABSENT – Nil

OTHERS PRESENT

(B7/POWASSAN/2026)
Paul Goodridge, Surveyor/Planner Goodridge Goulet Planning and Surveying Ltd. (agent)

(B17 & B18/POWASSAN/2026)
Jonathan Wiebe & Jennifer Pimental (applicants)

(B19 & B20/PRINGLE/2026)
Steve McArthur, Planner with Tulloch (North Bay) (agent)
Joe Whitmell (agent for the applicants)
Dayna Panay (adjacent landowner)

(Item 10.1 (added at the meeting) (B31/WILSON/2025)
Steve McArthur, Planner with Tulloch (North Bay) (agent)
Robert Lee, applicant landowner B31/WILSON/2025
Claudette Wiebes (agent of original application & intended purchaser of proposed lot)
Dan Wiebes (intended purchaser of proposed lot)

Karin Ann Brent, NAPB Administrative Director
Elizabeth Norris, Area resident interested in the meeting process



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3. ADOPTION OF AGENDA

a) 4 June 2026 (Regular Statutory Public Meeting)

On a verbal motion by Roger Glabb and Seconded by Dave Britton, the agenda for this meeting on 4 June 2026 was adopted as amended to add a new business Item 10.1 regarding B31/WILSON/2025 to present a sketch of the provisionally approved new 1ha lot clarifying a configuration that excludes a portion of the primary property described as Part 2 PSR1534 over which 3 permanent easements are registered for access to 3 properties on the peninsula.

CARRIED

4. DISCLOSURE OF PERSONAL INTEREST - Nil

5. ADOPTION OF MINUTES

a) 16 April 2026 (Regular Statutory Public Meeting)

RESOLUTION 31-2026

Moved by Randy Hall

Seconded by Roger Glabb

THAT the Minutes of the following meeting of the North Almaguin Planning Board, be adopted as presented:

a) 16 April 2026 – Regular Statutory Public Meeting

CARRIED

6. PRESENTATIONS / DEPUTATIONS - Nil

7. CONSENTS & SUBDIVISIONS

1. PUBLIC MEETINGS - CONSENTS

Time Heard	NAME	B File #	LOCALITY	CONSENT REQUESTED	DISPOSITION
2:06 - 2:07	BEDARD Shan PERREAULT Roland	7/2026	POWASSAN	NEW 1.25ha (3.09ac) LOT on Boundary Road	Provisional Approval Resolution 32-2026
2:08 - 2:11	WIEBE, Jonathan PIMENTAL Jennifer	17/2026	POWASSAN	NEW 36.06ha (89.11ac) LOT on Genesee Lake Road	Provisional Approval Resolution 33-2026
2:08 - 2:11	WIEBE, Johathan PIMENTAL Jennifer	18/2026	POWASSAN	NEW 4.14ac (10.24ac) LOT on Genesee Lake Road	Provisional Approval Resolution 33-2026
2:12 - 2:15	DeGREGORIO Robert CHAE Wona	19/2026	PRINGLE	NEW 1.61ha (3.98a) LOT on Highway 522 (Pine Lake)	Provisional Approval Resolution 34-2026
2:12 - 2:15	DeGREGORIO Robert CHAE Wona	20/2026	PRINGLE	PERMANENT EASEMENT to severed and Retained B19/2026	Provisional Approval Resolution 34-2026



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RESOLUTION 32-2026

Moved by Dave Britton

Seconded by Roger Glabb

THAT the record indicate no person(s) submitted input at the statutory public meeting on 4 June 2026 regarding Consent application B7/POWASSAN/2026 seeking approval of a new 1.25ha (3.09ac) lot on boundary road, and Paul Goodridge of Goodridge Goulet Survey and planning services was present as the agent for the applicant(s).

THAT the following written submissions regarding B7/POWASSAN/2026, be received for the record:

- a) Letter dated 26 February 2026 from the NBMCA advising there appears to be sufficient room for a new private septic system;
- b) MDS Worksheets 5 February 2026 indicating setbacks from onsite and adjacent livestock or biodigester activity;
- c) Letter dated 6 February 2026 from agent Paul Goodridge of Goodridge and Goulet Surveying and Planning Services, reviewing the request for severance of new lot;
- d) PlanScape Report dated 14 May 2026 to Powassan Council at its meeting 14 May 2026;
- e) Powassan Council Resolution 2026-259 advising its support of the proposed new lot with request for the following conditions of approval:

- (i) That a driveway entrance permit for the new lot fronting on Boundary Road be obtained from the Municipality of Powassan;

- (ii) Confirmation from the local school boards that school bus service is available at the subject location.

THAT PROVISIONAL APPROVAL of Consent Application B7/POWASSAN/2026 (Revised) be issued with the following conditions:

- 1. That this approval applies to the creation of a NEW 1.25ha (3.09ac) LOT on Boundary Road;
- 2. That the Nipissing Parry Sound Student Transportation Services confirm that school bus services is available for the new lot;

AND THAT a Notice of Decision be issued.

AND THAT upon registration of the new lot in the Land Registry Office, a Civic Address and driveway entrance permit be obtained from the Municipality of Powassan.

CARRIED

RESOLUTION 33-2026

Moved by Roger Glabb

Seconded by Randy Hall

THAT the record indicate no persons of the general public submitted public input at the statutory public meeting on 4 June 2026 and that the applicants were present on their own behalf regarding Consent applications seeking approval of two (2) new lots respective in files:

B17/POWASSAN/2026: 36.06ha (89.11ac) on Genesee Lake Road; and

B18/POWASSAN/2026: 4.14ha (10.24ac) on Genesee Lake Road.

THAT the following written submissions regarding B17 & B18/POWASSAN/2026, be received for the record:

- a) Letter dated 18 March 2026 from the North Bay Mattawa Conservation Authority (NBMCA) advising the proposed new lots are over 4ha (10 acres) in size and new septic systems can be located;
- b) AgriSuite MDS calculations of setbacks from on site and/or adjacent livestock activity or manure bio digesters and letter dated 12 March 2026 from Tulloch (North Bay) providing review comments;
- c) Aggregate Resource Evaluation dated 3 March 2026 prepared by Pebble Beach Aggregate, advising the subject lands are not considered a significant aggregate reserve and does not need protection;



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d) Wetland Boundary Delineation Report dated April 2026 prepared by FriCorp indicating the proposed development will not have any immediate impact on the wetland ecosites.

e) Planning Justification Report dated 20 April 2026 indicating the proposed new lots are consistent with the Provincial Policy Statement 2024 and conform to Powassan Official Plan 2025 and respects natural heritage and industrial constraint areas and is a responsible use of rural land.

f) PlanScape Report dated 14 May 2026 to Powassan Council 19 May 2026 recommending approval subject to rezoning of the new lots to recognize wetland features and the associated 30m required setback for development;

g) Powassan Council Resolution 2026-258 advising support of the creation of the proposed new lots with the following conditions:

(i) That driveway entrance permits for the new lots fronting on Genesee Lake Road be obtained from the Municipality of Powassan.

(ii) Confirmation from the local school boards that school bus service is available at the subject locations.

(iii) That the severed lots be rezoned to appropriately recognize the existing wetland features and the associated 30m setback for development.

THAT provisional approval applies to respectively, to:

B17/POWASSAN/2026 for the creation of a new 36.06ha (89.11ac) LOT on Genesee Lake Rd;

B18/POWASSAN/2026 for the creation of a new 4.14ac (10.24ac) LOT on Genesee Lake Rd;

THAT application(s) be submitted to the Municipality of Powassan to rezone the respective new lots to recognize wetland features and the associated 30m required setback for development.

THAT the Nipissing Parry Sound Student Transportation Services confirm that school bus services is available for the new lots;

AND THAT respective Notices of Decision B17/POWASSAN/2026 and B18/POWASSAN/2026 be issued.

AND THAT upon registration of the new lots in the Land Registry Office, Civic Address and driveway entrance permits be obtained for each new lot from the Municipality of Powassan.

CARRIED

RESOLUTION 34-2026

Moved by Dave Britton

Seconded by Randy Hall

THAT the record indicate receipt of public input at the statutory public meeting on 4 June 2026 regarding Consent applications B19/PRINGLE/2026 seeking approval of a new 1.61ha (3.98ac) lot on Highway 522; and B20/PRINGLE/2026 for permanent easement access respectively to the retained lands and the new lot severed in B19/PRINGLE/2026:

-Dayna Panay (area landowner) expressing concern for environmental impacts of the new lot and its development.

And the agent for the applicants' Steve McArthur, Sr Planner with Tulloch (North Bay) was present along with realtor Joe Whitmell.

THAT the following written submissions regarding B19/PRINGLE/2026 and B20/PRINGLE/2026, be received for the record:

1. Written submission from adjacent landowner expressing objection to the proposed severance out of concern with the condition of the unused septic tank located on the severed parcel, shore line concerns, lake congestion, and future multiple driveway entrances from Hwy 522.



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THAT the following written submissions regarding B19/PRINGLE/2026 and B20/PRINGLE/2026, be received for the record:

1. Written submission from adjacent landowner expressing objection to the proposed severance out of concern with the condition of the unused septic tank located on the severed parcel, shore line concerns, lake congestion, and future multiple driveway entrances from Hwy 522.
2. Email dated 3 June 2026 from another adjacent landowner expressing objection to development of the proposed severance out of concern for disruption of their privacy on their property.
3. Email dated 18 February 2026 from MTO Highway Corridor Management presenting MTO requirements for development on the new lot and the severed.
4. Copy of the 2007 NBMCA septic permit application for the system on the proposed severed lot and retained parcel.
5. Copy of the Home Inspection Report dated 12 May 2026 prepared by Inspector Rob Robitaille, regarding the condition of the unused septic system installed circa 2007 on the proposed severed lot.
6. Tulloch Planning Justification Brief dated May 2026.

THAT provisional approval applies to respectively, to:

B19/PRINGLE/2026: to create a NEW 1.61ha (3.98ac) LOT on Highway 522 to be accessed by a permanent easement; and

B20/PRINGLE/2026: to create a permanent easement access (along the existing driveway) for access from Highway 522 to both the new lot in B19/PRINGLE/2026 and the retained parcel.

AND THAT respective Notices of Decision B19/POWASSAN/2026 and B20/PRINGLE/2026 be issued.

CARRIED

2. PUBLIC MEETINGS - SUBDIVISION APPLICATIONS – Nil

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

8. CORRESPONDENCE – Nil

9. BUSINESS ARISING FROM PREVIOUS MINUTES– Nil

10. NEW BUSINESS

1. Clarification of Configuration of Proposed New Lot B31/WILSON/2025

Presentation of a sketch depicting a configuration of the proposed new lot in Consent application B31/WILSON/2025 that received provisional approval of the NAPBoard at its meeting 4 December 2025.

RESOLUTION 35-2026

Moved by Roger Glabb

Seconded by Randy Hall

THAT the deputation by Steve McArthur of Tulloch (North Bay) as the new agent for the applicants of B31/WILSON/2025, presenting an item of New Business to the NAPBoard at its meeting on 4 June 2026, to present a sketch depicting a configuration of the proposed new 1ha (2.5 ac) lot with 60m frontage on Duck Lake Road, be received for the record.



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(10.1 continued)
(RESOLUTION 35-2026 continued)

And the following statement be filed for the record of Consent Application B31/WILSON/2025:

WHEREAS since approval and issuance of a Notice of Decision for Consent B31/WILSON/2025 at the NAPBoard meeting on 4 December 2025, a title anomaly was discovered that indicates the parcel land described as Part 2 on PSR 1534 (private road) should not have been included as part of the primary property involved with Consent application B31/WILSON/2025;

AND WHEREAS additional research has confirmed that the requirement set out in condition 3.2 for easement access to adjacent properties located on the peninsula, is satisfied through the existing registration of permanent easements listed PIN 0777;

THAT the sketch presented by the new agent for the applicants to the NAPBoard at its meeting on 4 June 2026, depicting a configuration that will exclude lands described as Part 2 PSR1534 from the new 1ha lot provisionally approved in the Notice of Decision issued to Consent B31/WILSON/2025, be filed to the record for reference during Certification of Consent B31/WILSON/2025.

CARRIED

11. FINANCIAL

1. Receive 2025 Audit Report to Report to MMAH

RESOLUTION 36-2026 Moved by Roger Glabb Seconded by Dave Britton
THAT the 2025 Audit Report and Financial Statements prepared by Pahapill Chartered Professional Accountants presented to the NAPBoard at its meeting 4 June 2026, be received and reported to the Ministry of Municipal Affairs and Housing (MMAH) pursuant to Schedule E of the agreement for its fiscal year 2025/26 operating funds to provide planning services for the Unincorporated Townships of East Mills, Hardy, McConkey, Patterson, Pringle and Wilson.

CARRIED

2. Financial Status Report to 31 May 2026

RESOLUTION 37-2026 Moved by Randy Hall Seconded by Dave Britton
THAT the Financial Status report to 31 May 2026 presented to the NAPBoard at its meeting on 4 June 2026, be received for information.

CARRIED

At approximately 2:42pm, the NAPBoard recessed this meeting to entertain the questions about the Official Plan project for the unincorporated townships in its jurisdiction; this matter not being an item on the agenda of this meeting and for which no notice of meeting was issued. Numerous residents of the unincorporated townships came to this meeting as a result of signage posted by a particular resident. At approximately 3:00pm the residents from the unincorporated townships were present with questions about the proposed Official Plan project vacated the meeting room.



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Subsequently, the meeting resumed at approximately 3:00pm.

12. CLOSED SESSION

Subsection 239(1) and 239(2)

(b) matter involving identifiable individual(s); and/or

(e) litigation or potential litigation, including matters before an administrative tribunal; and/or

(k) criteria or instruction to be applied to any negotiation by the board

At approximately 3:03pm, the NAPBoard resolved into a Closed Session.

RESOLUTION 38-2026

Moved by Roger Glabb

Seconded by Dave Britton

THAT pursuant to subsection 239 (1) (3.1), the NAPBoard at its meeting on [meeting date] resolve into a Closed Session to consider:

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

Item (e): litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

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

CARRIED

On a verbal motion by Roger Glabb, seconded by Dave Britton, the NAPBoard moved out of the closed session and issued the following Resolutions:

RESOLUTION 39-2026

Moved by Roger Glabb

Seconded by Randy Hall

WHEREAS response to the request for funding of the Official Plan project in the unincorporated townships and increase to the annual operating grant for planning services to the unincorporated townships is pending at this time;

THAT the cost savings achieved by the annual summer closure of the NAPBoard office be acknowledged with request that NAPBoard staff regularly provide the Members with an update on the bank balance to monitor its financial status toward achieving a minimum of operating funds of \$15,000.00 for the months of September, October and November 2026.

CARRIED

RESOLUTION 40-2026

Moved by Roger Glabb

Seconded by Dave Britton

THAT the resignation of NAPBoard Employee #002 from the position of NAPBoard Administrative Director as of 30 June 2025, be received;

AND THAT NAPBoard Employee #002 be appointed to the position of Transition Manager to maintain essential NAPBoard operations in the interim of the hire and training of new staff under casual part time employment for a probation period concurrent with the remainder of the NAPBoard term concluding on 30 November 2026.

CARRIED



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13. NEXT MEETING: (tbd)
NAPBoard Office Summer Closure

14. ADJOURNMENT - 4:00pm

Chairperson John Borlase

Secretary-Treasurer Dave Britton