



MINUTES
Thursday 25 June 2020

Adopted 23 July 2020

1. CALL TO ORDER

Chairperson Dean Gates assumed Chairmanship and called this meeting to order at approximately 5:33 pm in the Maple Room at 250 Clark Street, Powassan, ON P0H 1Z0.

2. MEMBERS PRESENT:

SECRETARY-TREASURER	Dave Britton	(Councillor Powassan)
VICE-SECRETARY-TREASURER	Randy Hall	(Councillor Powassan)
CHAIRPERSON	Dean Gates	(Unincorporated Townships, Ministry Appointee)
	Tom Marchant	(Councillor Nipissing)
	Paul Lafrance	(Nipissing Appointee) (via GoToMeeting virtual platform)

MEMBERS ABSENT: Penelope Wallace (Nipissing Appointee)

OTHERS PRESENT:

B3/B4/B5/MCCONKEY/2020

Paul Gastaldi, Solicitor for Shawn Rhodes, abutting owner (via GoToMeeting virtual platform)

B10/NIPISSING/2020

John Burch, applicant (in person)

Julie Natywary, abutting neighbour acquiring the proposed lot addition (in person)

B13/POWASSAN/2020

Paul Goodridge of Goodridge and Goulet Planning and Surveying Ltd., agent for the applicants (in person)

B14/B15/NIPISSING/2020

Paul Goodridge of Goodridge and Goulet Planning and Surveying Ltd., agent for the applicant (in person)

B17/B18/MCCONKEY/2020

Wade Avery, applicant (in person)

3. ADOPTION OF AGENDA

The agenda was adopted as presented through a verbal motion by Dave Britton and seconded by Randy Hall.

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

5. ADOPTION OF MINUTES – Nil



MINUTES
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Adopted 23 July 2020

-2-

6. PRESENTATIONS / DELEGATIONS

B3/B4 & B5/MCONKEY/2020

Paul Gastaldi, Solicitor for Shawn Rhodes, the owner of lands abutting the lands subject in Consent applications B3, B4 and B5/MC CONKEY/2020 joined the meeting by the GoToMeetig virtual platform, and opined that the existing rights-of-way were not properly registered and therefore cannot be used to access the proposed easement for the two (2) new lots proposed in Applications B3 and B4 / MC CONKEY /2020. Mr. Gastaldi referenced an email sent 23 June 2020 transmitting a letter addressing his opinion. The NAPBoard Administrator advised that it was not received nor distributed to the NAPBoard Members.

Discussion with the Members of the NAPBoard indicated the matter of the status of the existing rights of way is a matter for the Courts beyond the jurisdiction of this board.

B13/POWASSAN/2020

Agent Paul Goodridge of Goodridge and Goulet Planning and Surveying Ltd. attended the meeting in person and provided information about the OMAFRA regulations, opining that the existing horse stable on the retained parcel will meet the requirements. Further, Mr. Goodridge advised that there are parts of the road allowance that should be conveyed and registered to the Municipality of Powassan.

B14/B15/NIPISSING/2020

Agent Paul Goodridge of Goodridge and Goulet Planning and Surveying Ltd. attended the meeting in person and provided information about the subject Consent requests and noted the pieces of road allowance that should be conveyed to the Township of Nipissing.

7.1 CONSENT APPLICATIONS

TIME HEARD	NAME	B File #	LOCALITY	PURPOSE	DISPOSITION
5:35pm – 5:58pm in tandem with B4 and B5/2020	De Sousa, Antonio & Rose Marie	B3/2020	MC CONKEY	New 1.01 ha (2.5 acre) Lot on the Pickerel River to be accessed by permanent Easement intersecting an existing easement to access Balsam Creek Road	Conditional Approval
	De Sousa, Antonio & Rose Marie	B4/2020	MC CONKEY	New 1.01 ha (2.5 acre) Lot on the Pickerel River to be accessed by permanent Easement intersecting an existing easement to access Balsam Creek Road	Conditional Approval



MINUTES
Thursday 25 June 2020

Adopted 23 July 2020

	De Sousa, Antonio & Rose Marie	B5/2020	MC CONKEY	Permanent Easement for the new lots in B3 and B4/MCCONKEY/2020 for pedestrian and vehicular access connecting to the existing Easement accessing Balsam Creek Road.	Conditional Approval
6:15pm – 6:16pm	Bain, Lawrence / Marlene	B7/2020	HARDY	New 4.20 ha (10.38 acre) Lot currently developed with house and 2 sheds to front on East Road	Conditional Approval
6:17pm – 6:18pm	Curts, Glen and Jennifer	B8/2020	WILSONE	New 1.3 ha (3.2 acre) Lot on Crown road allowance intersecting Balsam Creek Road	Conditional Approval
6:18pm – 6:19pm	Curts, Glen and Jennifer	B9/2020	WILSON	New 1.7 ha (4.2 acre) Lot on Crown road allowance intersecting Balsam Creek Road	Conditional Approval
6:20pm – 6:21pm	Burch, John	B10/2020	NIPISSING	Lot Addition to 736 South River Road to retract the building encroachments on 698 South River Road	Conditional Approval
6:22pm – 6:23pm	Bain, Lawrence	B11/2020	HARDY	New 6.4 ha (15.81 acre) Lot currently developed with a house and barn to front on East Road	Conditional Approval
6:30pm – 6:35pm	Perreault, Rollie Bedard, Shan Shirley-Anne	B13/2020	POWASSAN	New 1.0 ha (2.47 acre) Lot fronting on Boundary Road	Conditional Approval
6:37pm – 6:39pm	McComb, Derek 1904375 Ontario Inc.	B14/2020	NIPISSING	Re-Establish 40.67 ha (100.49 acre) Concession Lot on Granite Hill Road	Conditional Approval
6:40pm – 6:43pm	McComb, Derek 1904375 Ontario Inc.	B15/2020	NIPISSING	42.31 ha (104.57 acre) parcel as a Lot Addition to the abutting Lot 19 Con 2 fronting on Granite Hill Road	Conditional Approval
6:45pm – 6:47pm	Curts, Glen and Jennifer	B16/2020	EAST MILLS	New 19 ha (47 acre) Lot fronting on Clear Lake Road	Conditional Approval
6:48pm – 6:49pm	Avery, Wade F	B17/2020	MC CONKEY	New 4.68 ha (11.57 acre) Lot fronting on Hwy 522	Conditional Approval
6:49pm – 6:50pm	Avery, Wade F	B18/2020	MC CONKEY	New 7.89 ha (19.50 acre) Lot fronting on Hwy 522	Conditional Approval
6:51pm- 6:52pm	Bakker, Martin J	B19/2020	EAST MILLS	New 8.16 ha (20.16 acre) Lot on Clear Lake Road	Conditional Approval



MINUTES
Thursday 25 June 2020

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-4-

Receipt of Written submissions to the slated Consent applications:
(documented in the respective Notice of Decision)

B3/B4/B5/MC CONKEY/2020

Letter dated 27 January 2020 from Howard Bruce Oldham of Oldham Law Firm, explaining that “upon severance of a parcel of land, all existing easements appurtenant to the whole, benefit each severed portion”.

B8/B9/WILSON/2020

Email dated 15 January 2020 from the MNRF confirming that the Crown road allowance is open for public use and acceptable for access to the proposed new lots and advising that extension of the Crown road allowance will require a work permit under the Public Lands Act.

Letter dated 1 May 2020 from North Bay Mattawa Conservation Authority (NBMCA) advising the proposed lots can accommodate a private sewage system.

B10/NIPISSING/2020

Resolution 2020-038 from Township of Nipissing Council recommending approval subject to the following conditions:

1. The lot must comply with the Township of Nipissing’s Official Plan policies.
2. That the existing frame outhouse on the lot addition parcel be removed.
3. A copy of the decision of the North Almaguin Planning Board be forwarded to the Township of Nipissing.

B13/POWASSAN/2020

Resolution 2020-61 from the Municipality of Powassan recommending approval of a new 1 ha lot on Boundary Road subject to the following condition:

1. The lot must comply with the Municipality of Powassan Official Plan policies and Zoning By-law.

B14/NIPISSING/2020

Resolution 2020-047 from Township of Nipissing Council recommending approval subject to the following conditions:

1. The lot must comply with the Township of Nipissing’s Official Plan policies.
2. That the applicant provide documentation to the Municipality confirming that the lot addition proposed through application B15/NIPISSING/2020 is completed and registered on title.
3. Any public roads located on the owner’s property including Part 2 and Part 3 on Plan 42R-20658 must be transferred to the Municipality (Township of Nipissing) as per Official Plan sections 3.3.2.7. and 3.3.2.8.
4. A copy of the decision of the North Almaguin Planning Board be forwarded to the Township of Nipissing.



MINUTES
Thursday 25 June 2020

Adopted 23 July 2020

-5-

B15/NIPISSING/2020

Resolution 2020-048 from Township of Nipissing Council recommending approval subject to the following conditions:

1. The lot must comply with the Township of Nipissing's Official Plan policies.
2. A copy of the decision of the North Almaguin Planning Board be forwarded to the Township of Nipissing.

B16/EAST MILLS/2020

Letter dated 22 April 2020 from the North Bay Mattawa Conservation Authority (NBMCA) advising that the proposed lot can accommodate a Class 4 private septic system.

7.2 SUBDIVISION APPLICATIONS – Nil

8. CORRESPONDENCE – Nil

9. BUSINESS ARISING FROM PREVIOUS MINUTES - Nil

10. NEW BUSINESS – Nil

11. REVIEW OF ENQUIRIES FOR POSSIBLE APPLICATIONS – Nil

12. CLOSED SESSION - Nil

13. NEXT MEETING: - 23 July 2020

14. ADJOURNMENT – 6:53pm

“Dean Gate”

Chairperson Dean Gates

“Dave Britton”

Secretary-Treasurer Dave Britton