



MINUTES September 11, 2025

Adopted 4December2025
Resolution 55-2025

1. **CALL TO ORDER**

Chairperson John Borlase called this meeting to order at approximately 2:03pm in the Maple Room at 250 Clark Street, Powassan Ontario, and read the following:

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**

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

MEMBERS ABSENT

VICE SECRETARY-TREASURER	Randy Hall	(Councillor Powassan)
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OTHERS PRESENT

Item 7

(B20/EAST MILLS/2025)

Coral and Mitch Raven, potential dominant party to the requested permanent easement

(B21 WILSON 2025)

David Sheepway, applicant

(B24/PATTERSON/2025)

Paul Goodridge, agent for the applicants

Dale McConnell, potential purchaser

(B25/PRINGLE/2025)

Steve McArthur, Sr Planner, Tulloch Engineering (North Bay), agent for the applicants

(B26/PRINGLE/2025)

Steve McArthur, Sr Planner, Tulloch Engineering (North Bay), agent for the applicants

(B27/PATTERSON/2025)

Steve McArthur, Sr Planner, Tulloch Engineering (North Bay), agent for the applicants

Marg & Don Derrah, abutting landowners

Item 10.1

(B18 & B19 EAST MILLS 2025)

Steve McArthur, Sr Planner, Tulloch Engineering (North Bay), agent for the applicants



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3. ADOPTION OF AGENDA

On a verbal motion by Roger Glabb, seconded by Dave Britton, the agenda distributed for this meeting was adopted as amended to add a matter as to be listed as Item 10.1 to request that Consent applications B18 and B19 EAST MILLS 2025 considered at the NAPBoard meeting on 19 June 2025.

CARRIED

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

5. ADOPTION OF MINUTES

RESOLUTION 40-2025 Moved by Roger Glabb

Seconded by Dave Britton

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

- a) 19 June 2025 (Regular Public Meeting)
- b) 6 August 2025 (Special Telecom Meeting)

CARRIED

6. PRESENTATIONS / DEPUTUATIONS

7. CONSENTS & SUBDIVISIONS

1. PUBLIC MEETINGS – CONSENTS-

NAME	B File #	LOCALITY	CONSENT REQUESTED
Bowyer, Ron & Celia	20/2025	EAST MILLS	PERMANENT EASEMENT from Spur Rd to New Lot B1/2025
Sheepway Gail & David	21/2025	WILSON	NEW 2.56ha (6.3ac) LOT on Pine Grove Rd
Sheepway Gail & David	22/2025	WILSON	NEW 2.55ha (6.3ac) LOT on Pine Grove Rd
Grawbarger Ivan & Margaret	24/2025	PATTERSON	CREATE 21.93ha (54.2ac) Parcel to convey as LOT ADDITION
Bennett Marc & David	25/2025	PRINGLE	NEW 3.6ha (9ac) LOT on Bennett Rd
Bennett Marc & David	26/2025	PRINGLE	NEW 3.6ha (9ac) LOT on Bennett Rd
Keddy Milton & Patricia	27/2025	PATTERSON	RE ESTABLISH 107 Daniel Drive/abutting retained parcels

RESOLUTION 41-2025 Moved by Roger Glabb

Seconded by Dave Britton

THAT the record indicate there was no public input received at the statutory public meeting on 11 September 2025 regarding Consent applications B20/EAST MILLS 2025 seeking approval of a permanent easement for access to the new lot created in B1/EAST MILLS/2025, and Coral and Mitch Raven, the proposed dominant party to the subject easement were present.

THAT the record indicate that no written submissions regarding B20/EAST MILLS/2025 were received.

THAT PROVISIONAL APPROVAL of Consent application B20/EAST MILLS/2025 be issued with the following condition(s):

1. THAT this Consent approval applies to a Permanent Easement (0.148ha (0.37ac) travelling Bowyer Road described as Parts 1 to 5 on plan 42R-21125 and Parts 2,4,5&6 on plan 42R22767, to be registered on title of the dominant and servient properties.

AND THAT a Notice of Decision be issued.

CARRIED



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(7.1)

RESOLUTION 42-2025 Moved by Dave Britton Seconded by Roger Glabb

THAT the record indicate there was no public input received at the statutory public meeting on 11 September 2025 regarding Consent applications B21/WILSON/2025 seeking approval of a NEW 2.56ha (6.3ac) LOT on Pine Grove Road, and David Sheepway (applicant) was present.

THAT the record indicate receipt of the following written submissions received regarding B21WILSON/2025.

-Email dated 19 August 2025 from the Wilson and McConkey LRB confirming the Pine Grove Road is maintained year round by the LRB.

-Letter dated 17 July 2025 from the North Bay Mattawa Conservation Authority (NBMCA) advising there are 2 suitable locations for a private septic system on the proposed new lot.

THAT PROVISIONAL APPROVAL of Consent application B21/WILSON/2025 be issued with the following condition(s):

2. THAT this Consent approval applies to the creation of a NEW 2.56ha (6.323ac) LOT fronting on Pine Grove Road with civic number #67.

AND THAT a Notice of Decision be issued.

CARRIED

RESOLUTION 43-2025 Moved by Roger Glabb Seconded by Dave Britton

THAT the record indicate there was no public input received at the statutory public on 11 September 2025 regarding Consent application B22/WILSON/2025 seeking approval of a new 2.55ha (6.312ac) LOT on Pine Grove Road, and David Sheepway (applicant) was present.

THAT the following written submissions regarding B22/WILSON/2025 be received for the record:

-Email dated 19 August 2025 from the Wilson and McConkey LRB confirming the Pine Grove Road is maintained year round by the LRB.

-Letter dated 17 July 2025 from the North Bay Mattawa Conservation Authority (NBMCA) advising there are 2 suitable locations for a private septic system on the proposed new lot.

THAT PROVISIONAL APPROVAL of Consent application B22/WILSON/2025 be issued with the following condition(s):

1. THAT this Consent approval applies to the creation of a NEW 2.55ha (6.312ac) LOT fronting on Pine Grove Road with civic number #79.

AND THAT a Notice of Decision be issued.

CARRIED

RESOLUTION 44-2025 Moved by Roger Glabb Seconded by Dave Britton

THAT the record indicate there was no public input received at the statutory public meeting on 11 September 2025 regarding Consent applications B24/PATTERSON/2025 seeking approval of a 21.93ha (54.2ac) PARCEL to be conveyed as a lot addition to abutting property with civic address 120 Hawthorne Road, and Dale McConnell (recipient of the proposed lot addition) and Paul Goodridge of Goodridge & Goulet Planning and Surveying Ltd. (agent for the applicants) were present.

THAT the record indicate there was a written submission received regarding B24/PATTERSON/2025.

- Request for copy of the Application form from an area resident.

THAT PROVISIONAL APPROVAL of Consent application B24/PATTERSON/2025 be issued with the following condition(s):

1. THAT this Consent approval applies to the creation of a 21.93ha (54.2ac) PARCEL to be conveyed as a lot addition to abutting land civically known as 120 Hawthorne Road.

AND THAT a Notice of Decision be issued.

CARRIED



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RESOLUTION 45-2025 Moved by Roger Glabb

Seconded by Dave Britton

THAT the record indicate there were no members of the general public were present at the statutory public meeting on 11 September 2025 regarding Consent applications B25/PRINGLE/2025 seeking approval of a NEW 3.6ha (9ac) LOT from Part 6 on Ref. Plan 42R-15405 fronting on Bennett Road, and Steve McArthur, agent for the applicants was in attendance.

THAT the following written submissions regarding B25/PRINGLE/2025 be received for the record:

-Letter dated 3 September 2025 from the North Bay Mattawa Conservation Authority (NBMCA) advising there are 2 suitable locations for a private septic system on the proposed new lot.

-Email dated 19 August 2025 from the Pringle Local Roads Board advising Bennett Road fronting the proposed new lot is maintained year round.

-Letter dated 25 August 2025 from Nipissing Parry Sound School Transportation advising there is currently one school bus route for Argyle Public School.

-Email dated 14 September 2025 from the Land Use Planning Department Hydro One Networks Inc. .

-Several emails received on 9th, 10th and 11th September 2025 from an adjacent landowner expressing concern about the process to create the primary property described as Part 6 on Plan 42R-15405, and opining that there is a title error.

THAT PROVISIONAL APPROVAL of Consent application B25/PRINGLE/2025 be issued with the following condition(s):

1. THAT this Consent approval applies to the creation of a 3.6ha (9ac) LOT fronting on Bennett Road.
2. THAT the applicants enter into a Consent Agreement to be registered on title, issuing a caution that the subject new lot is situated within 500m (1000 ft) of an active quarry.

AND THAT a Notice of Decision be issued.

CARRIED

RESOLUTION 46-2025 Moved by Roger Glabb

Seconded by Dave Britton

THAT the record indicate there was no public input received at the statutory public meeting on 11 September 2025 regarding Consent applications B26/PRINGLE/2025 seeking approval of a NEW 3.6ha (9ac) LOT on Bennett Road, and the attendance by the following person(s), be acknowledged for the record: attendance of Steve McArthur, Sr Planner, Tulloch (North Bay) - agent for the applicants;

THAT the following written submissions regarding B25 & B26/PRINGLE/2025 be received for the record:

- Letter dated 3 September 2025 from the North Bay Mattawa Conservation Authority (NBMCA) advising there are 2 suitable locations for a private septic system on the proposed new lot.
- Email dated 19 August 2025 from the Pringle Local Roads Board advising Bennett Road fronting the proposed new lot is maintained year round.
- Letter dated 25 August 2025 from Nipissing Parry Sound School Transportation advising there is currently one school bus route for Argyle Public School.
- Email dated 14 September 2025 from the Land Use Planning Department Hydro One Networks Inc. .
- Several emails received on 9th, 10th & 11th of September 2025 from an adjacent landowner expressing concern about the title of his adjacent property in relation to the proposed severance requests and the Notice of Meeting bearing an error in the legal description.

THAT PROVISIONAL APPROVAL of Consent application B26/PRINGLE/2025 be issued with the following condition(s):

1. THAT this Consent approval applies to the creation of a 3.6ha (9ac) LOT fronting on Bennett Road.
2. THAT the applicants enter into a Consent Agreement, to be registered on title, issuing a caution that the subject new lot is situated within 500m (1000 ft) of an active quarry.

AND THAT a Notice of Decision be issued.

CARRIED



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RESOLUTION 47-2025 Moved by Dave Britton Seconded by Roger Glabb

THAT the record indicate there was public input received at the statutory public meeting on 11 September 2025 regarding Consent application B27/PATTERSON/2025 seeking approval to re-establish the property known as 107 Daniel Drive as the retained parcel, by creating a NEW 22.82ha (56.409ac) LOT with frontage on Daniel Drive and Highway 534; and attendance of the following person(s), be acknowledged for the record:

Steve McArthur, Sr Planner, Tulloch (North Bay) - agent for the applicants

Marg and Don Derrah, area landowners

THAT the following written submissions regarding B27/PATTERSON/2025 be received for the record:

-Letter dated 25 August 2025 from the Nipissing Parry Sound Student Transportation advising there are currently no school route servicing the subject area.

-Letter dated 27 August 2025 from the North Bay Mattawa Conservation Authority (NBMCA) advising the retained parcel is developed and there is sufficient room for a future replacement septic; and since the severed lot is ore than 4ha (10 ac) the NBMCA is satisfied there are 2 sewage system locations on the lots.

-Letter dated 8 September 2025 from an adjacent landowner expressing concern for the impact on Restoule Lake which deemed by the MOECP to be at capacity for phosphorus load.

-Letter dated 5 September 2025 from an adjacent landowner expressing concern the large area of wetlands and maintaining the environmental integrity; noting a real estate listing referencing 100ft frontage on Restoule Lake.

THAT PROVISIONAL APPROVAL of Consent application B27/PATTERSON/2025, be issued with the following conditions:

1. THAT this Consent approval applies to the creation of a 22.82ha (56.409ac) LOT fronting on Daniel Road and Highway 534 described as Parts 1,2 & 4 on Reference Plan 42R12278 (registered in PIN 52224-0134) [to re-establishment of a parcel assigned with civic address 107 Daniel Drive described as Part 3 on Reference Plan 42R-12278, except Part 1 on 42R-19567) registered in PIN 52224-0344) as the retained parcel].

AND THAT a Notice of Decision be issued.

CARRIED

RESOLUTION 48-2025 Moved by Dave Britton Seconded by Roger Glabb

THAT the NAPBoard re-open the question and reconsider Consent applications B18 & B19 EAST MILLS 2025 as originally presented at the NAPBoard public meeting on 19 June 2025;

AND THAT the additional Planner's Report dated September 2025, presented in support of the applicant's request for a definitive decision on the subject request for 2 new Water Access Only Lots on Jack's Lake, be received;

AND THAT these matters be recorded in the Minutes of this meeting on 11 September 2025, under Section 7.3 of the agenda in recognition of the supplemental Planning Report dated September 2025 presented by the agent from Tulloch (North Bay).

CARRIED

RESOLUTION 49-2025 Moved by Dave Britton Seconded by Roger Glabb

THAT the record indicate there was public input received at the statutory public meeting on 11 September 2025 regarding Consent application B18/EAST MILLS/2025 seeking approval of a NEW 0.0995ha (2.5ac) Water Access Only LOT on Jack's Lake, and attendance of the following person(s), be acknowledged for the record:

Steve McArthur Sr Planner, Tulloch (North Bay), agent for the applicant.

THAT the following written submissions regarding B18/EAST MILLS/2025 and B19/EAST MILLS/2025 received for the record on 19 June 2025, be received anew for the record for consideration of this matter on 11 September 2025:

	Date Emailed	Brief on Comments Submitted
1	27 May 2025 10:56am	Oppose New Lots re lack of onshore parking, disrespect by AirBnB renters, concern for local wildlife
2	10 June 2025 1:23pm	Oppose New Lots re concern for additional users of Govt Dock for on shore parking
3	11 June 2025 3:39pm	Oppose New Lots re limited public parking at local boat launch, concern for road safety
4	13 June 2025	Oppose New Lots re concern for impact on Jack's Lake environment, concern for Air BnB renter activity and limited public parking at local boat launch, concern for road safety

NORTH ALMAGUIN PLANNING BOARD P.O. Box 57 Powassan ON P0H 1Z0

Phone: 705-724-6758 Email: northalmaguinplanningboard2018@gmail.com Website: <https://napb.ca>



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5	14 June 2025 9:36am	Oppose New Lots re concern for impact on lake environment (fish), boat launch traffic and on shore parking
6	16 June 2025 11:31am	Submitted copy of the Subdivision survey and copy of MMAH conditions
7	16 June 2025 12:25pm	Concern for new lots re Air BnB development and impact on the environment and onshore parking
8	16 June 2025 1:53pm	Oppose new lots re concern for increase of traffic on lake, the local public launch and vehicle traffic
9	16 June 2025 16:00pm	Petition bearing 41 signatures of persons opposing the proposed new lots re lot size, environmental impact, on shore parking congestion and boat launch and lake traffic
10	16 June 2025 6:03pm	Oppose new lots re concern for boat launch congestion and on shore parking and traffic safety, environmental impact on the lake
11	16 June 2025 8:10pm	Oppose new lots re concern for Air BnB impact on onshore parking and traffic congestion and potential restriction on EMS access
12	16 June 2025 9:22pm	Oppose new lots re concern for negative impacts of Air BnB activity on the lake environment, on shore parking and boat launch traffic
13	16 June 2025 11:46pm	Oppose new lots re concern for negative impact of Air BnB activity on the lake (fish), congestion of traffic at the boat launch and local roads, concern for lack of septic service for WAO lot systems

FURTHER THAT the following written submissions since the public meeting on 11 September 2025, be received for the record of Consent applications B18 & B19/EAST MILLS/2025:

-Planning Report dated September 2025 presenting new information in support of the requests for 2 new Water Access Only Lots, made in B18 & B19/EAST MILLS/2025.

-Email dated 10 September 2025 from an adjacent landowner referencing the NAPB guiding principle for lot size and frontage on a year round maintained road OR water access only lot requirement for on-shore parking agreement, and requesting refusal of the new lots.

-Letter dated 26 August 2025 from landowner adjacent to lands subject in Consent files B18/EAST MILLS/2025 & B19/EAST MILLS/2025 (referred back to the applicant at the NAPBoard meeting 19June2025) regarding vehicular parking congestion at the local boat launch resulting from Air B&Bs being operated on Jack's Lake by Golden Valley Holdings Ltd.

THAT pursuant to Consent Application B18/EAST MILLS/2025, the request as depicted in the application sketch, provisional approval be issued, subject to the following condition(s):

1. That this approval applies to the creation of a NEW 0.0995ha (2.5ac) Water Access Only lot at #3 Jack's Lake (described as Part 3 on Reference Plan 42R-18855).
2. That the applicant enter into a Consent Agreement providing proof of dedicated on-shore parking for the new lot created in Consent B18/EAST MILLS/2025.
3. THAT, subject to the pending reference plan confirming the new lot will have an area of 1ha (2.47ac), the applicant provide proof of submitting an application to the Ministry of Northern Development, Mines and Natural Resources and Forestry (MNDMNRF) for purchase of the Shore Road Allowance along the frontage of Jack's Lake.

AND THAT a Notice of Decision be issued.

CARRIED

RESOLUTION 50-2025

Moved by Dave Britton

Seconded by Roger Glabb

THAT the record indicate there was public input received at the statutory public meeting on 11 September 2025 regarding Consent application B19/EAST MILLS/2025 seeking approval of a NEW 0.0995ha (2.5ac) Water Access Only LOT on Jack's Lake, and attendance of the following person(s), be acknowledged for the record:

Steve McArthur Sr Planner, Tulloch (North Bay), agent for the applicant.

THAT the following written submissions regarding B18/EAST MILLS/2025 and B19/EAST MILLS/2025 received for the record on 19 June 2025, be received anew for the record for consideration of this matter on 11 September 2025:

	Date Emailed	Brief on Comments Submitted
1	27 May 2025 10:56am	Oppose New Lots re lack of onshore parking, disrespect by AirBnB renters, concern for local wildlife
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3	11 June 2025 3:39pm	Oppose New Lots re limited public parking at local boat launch, concern for road safety
4	13 June 2025	Oppose New Lots re concern for impact on Jack's Lake environment, concern for Air BnB renter activity and limited public parking at local boat launch, concern for road safety
5	14 June 2025 9:36am	Oppose New Lots re concern for impact on lake environment (fish), boat launch traffic and on shore parking
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10	16 June 2025 6:03pm	Oppose new lots re concern for boat launch congestion and on shore parking and traffic safety, environmental impact on the lake
11	16 June 2025 8:10pm	Oppose new lots re concern for Air BnB impact on onshore parking and traffic congestion and potential restriction on EMS access
12	16 June 2025 9:22pm	Oppose new lots re concern for negative impacts of Air BnB activity on the lake environment, on shore parking and boat launch traffic
13	16 June 2025 11:46pm	Oppose new lots re concern for negative impact of Air BnB activity on the lake (fish), congestion of traffic at the boat launch and local roads, concern for lack of septic service for WAO lot systems

FURTHER THAT the following written submissions since the public meeting on 11 September 2025, be received for the record of Consent applications B18 & B19/EAST MILLS/2025:

-Planning Report dated September 2025 presenting new information in support of the requests for 2 new Water Access Only Lots, made in B18 & B19 EAST MILLS/2025.
-Email dated 10 September 2025 from an adjacent landowner referencing the NAPB guiding principle for lot size and frontage on a year round maintained road OR water access only lot requirement for on-shore parking agreement, and requesting refusal of the new lots.

-Letter dated 26 August 2025 from landowner adjacent to lands subject in Consent files B18/EAST MILLS/2025 & B19/EAST MILLS/2025 (referred back to the applicant at the NAPBoard meeting 19June2025) regarding vehicular parking congestion at the local boat launch resulting from Air B&Bs being operated on Jack's Lake by Golden Valley Holdings Ltd.

THAT PROVISIONAL APPROVAL of Consent application B19/EAST MILLS/2025 be issued with the following condition(s):

1. That this approval applies to the creation of a NEW 0.0995ha (2.5ac) Water Access Only lot from #3 Jack's Lake (described as Part 3 on Reference Plan 42R-18855).
2. That the applicant enter into a Consent Agreement providing proof of dedicated on-shore parking for the new lot created in Consent B19/EAST MILLS/2025.
3. THAT, subject to the pending reference plan confirming the new lot with an area of 1ha (2.47ac), the applicant provide proof of submitting an application to the Ministry of Northern Development, Mines and Natural Resources and Forestry (MNDMNR) for purchase of the Shore Road Allowance along the frontage of Jack's Lake.

AND THAT a Notice of Decision be issued.

CARRIED

2. **PUBLIC MEETINGS - SUBDIVISION APPLICATIONS** – Nil

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



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8. CORRESPONDENCE

- a) Letter dated 26 August 2025 from landowner adjacent to lands subject in Consent files B18/EAST MILLS/2025 and B19/EAST MILLS/2025 (referred back to the applicant at the NAPBoard meeting 19June2025) regarding vehicular parking at the boat launch resulting from Air B&Bs being operated on Jack's Lake by Golden Valley Holdings Ltd.

RESOLUTION 51-2025 Moved by Dave Britton Seconded by Roger Glabb
THAT the following item(s) of correspondence presented for information of the NAPBoard at its meeting on 11 September 2025, be received for information:

- (a) Letter dated 26 August 2025 from landowner adjacent to lands subject in Consent files B18/EAST MILLS/2025 & B19/EAST MILLS/2025 (referred back to the applicant at the NAPBoard meeting 19June2025) regarding vehicular parking congestion at the local boat launch resulting from Air B&Bs being operated on Jack's Lake by Golden Valley Holdings Ltd.
CARRIED

9. BUSINESS ARISING FROM PREVIOUS MINUTES – Nil

10. NEW BUSINESS

RESOLUTION 48-2025 Moved by Dave Britton Seconded by Roger Glabb
THAT the NAPBoard re-open the question and reconsider Consent applications B18 & B19 EAST MILLS 2025 as originally presented at the NAPBoard public meeting on 19 June 2025;
AND THAT the additional Planner's Report dated September 2025, presented in support of the applicant's request for a definitive decision on the subject request for 2 new Water Access Only Lots on Jack's Lake, be received;
AND THAT these matters be recorded in the Minutes of this meeting on 11 September 2025, under Section 7.3 of the agenda in recognition of the supplemental Planning Report dated September 2025 presented by the agent from Tulloch (North Bay).
CARRIED

11. FINANCIAL REPORT

1. 2025 Financial Status Report to 31 August 2025

RESOLUTION 52-2025 Moved by Dave Britton Seconded by Roger Glabb
THAT the Financial Status Report for the period January 1st through August 31st, 2025 presented at the NAPBoard meeting on 11 September 2025, be received for information.
CARRIED



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12. CLOSED SESSION*(Pursuant to subsection 239(1) and 239(2) of the Municipal Act) [IF REQUIRED]*

The NAPBoard did not move into closed session at this meeting on 11 September 2025.

13. NEXT REGULAR PUBLIC MEETING – *scheduled for 23 October 2025*

14. ADJOURNMENT – 3:32pm

“John Borlase”

Chairperson John Borlase

“Dave Britton”

Secretary-Treasurer Dave Britton