



Statutory Public Meeting

AGENDA

THURSDAY 5 FEBRUARY 2026 – 2:00PM

WEARING A FACE MASK IS ENCOURAGED TO ENTER THE BUILDING AND MEETING ROOM

1. CALL TO ORDER

2. MEMBERS PRESENT (alphabetically)

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

MEMBERS ABSENT

OTHERS PRESENT

Karin Ann Brent – NAPB Administrative Director

3. ADOPTION OF AGENDA

(verbal motion)

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

5. ADOPTION OF MINUTES

- a) 4 December 2025 (Regular Statutory Public Meeting)
- b) 18 December 2026 (Special Meeting)
- c) 6 January 2026 (Special Telecom Meeting)

RECOMMEND ADOPTION

(motion available)

6. PRESENTATIONS / DEPUTUATIONS

7. CONSENTS & SUBDIVISIONS

1. PUBLIC MEETINGS - CONSENTS

APPLICANT NAME	B File #	LOCALITY	CONSENT REQUESTED
HUGHES, Evan Wm	1/2026	POWASSAN	CREATE a NEW 8.1ha (20ac) LOT on Hwy 534 (developed site)
2804867 Ontario Inc (Brake,MacPearson)	2/2026	EAST MILLS	CREATE 2.12ha (5.2ac) BackLot access by easement to Clear Lake Rd

2. PUBLIC MEETINGS - SUBDIVISION APPLICATIONS – Nil



NORTH ALMAGUIN PLANNING BOARD

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

(2)
(5 February 2026)

(7.)

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

APPLICANT NAME	B File #	LOCALITY	CONSENT REQUESTED
MALLARI-NAZAREO, Encarnacion ABARILLA,Mirma	14/2022	WILSON	CREATE a NEW 5.22ha (12.89ac) LOT on Hwy 522
MALLARI-NAZAREO, Encarnacion ABARILLA,Mirma	15/2022	WILSON	CREATE a NEW 15.80ha (39.04ac) LOT on Hwy 522

These matters were presented at the NAPBoard Statutory Public Meeting on 21 July 2022. The following Resolution was passed:

RESOLUTION 43-2022

Moved by Dave Britton

Seconded by Roger Glabb

THAT the presentation of Consent Applications:

B14/WILSON/2022 requesting a new 5.22ha (12.9 acre) lot with 214.27m (702.99 ft) frontage on Highway 522; and respectively,

B15/WILSON/2022 requesting a new 15.8ha (39.04 acre) lot with 96.92m (317.98 ft) frontage on Highway 522,

and any and all comments and written submissions received at the statutory public meeting held on Thursday 21 July 2022 as prescribed in the Planning Act, R.S.O. 1990, c. P.13, be received and referred to the NAPBoard Planner for reports.

AND THAT the requested Consents be referred to the next available public meeting of the NAPBoard once the Planner's Reports are available, for disposition on the respective requests.

CARRIED

These matters were subsequently reported to the NAPBoard Statutory Public Meeting on 25 August 2022:

B14 & 15/WILSON/2022

Consent applications B14 & 15/WILSON/2022 presented at a public meeting on 21 July 2022 and referred to this meeting for disposition. No persons of the public attended nor submitted written submission on this matter.

A detailed Report dated 9 August 2022 was prepared by Steve McArthur, MCIP, RPP for the North Almaguin Planning Board. The subject planning report was provided to the applicants and NAPBoard Members by email sent 17 August 2022. The matter was returned to the NAPBoard regular meeting on 25 August 2022. The following Resolution was passed referring the matters back to the applicants with request for addition information.

RESOLUTION 61-2022

Moved by John Borlase

Seconded by Roger Glabb

THAT the Consent applications B14 and B15/WILSON/2022 be referred back to the applicants to address the concerns raised by the Ministry of Transportation Ontario (MTO) and the North Bay Mattawa Conservation Authority (NBMCA) regarding multi-unit development in progress as was observed on the subject property during a site visit the first week of August 2022 for septic system requirements.

AND THAT prior to further consideration of the subject Consent applications:

1)a site plan of the proposed multi-unit development proposed for Lot 11 Concession 14 Wilson Township be provided to the NAPBoard, the MTO and the NBMCA.

2)updated comments from MTO and NBMCA be provided prior to further consideration of the subject Consent applications.

3)MMAH be provided with the foregoing information for its review and comment.

CARRIED

The noted Consent applications are returned along with information from MTO identifying a location where a driveway entrance permit may be issued for vehicular and pedestrian access to the requested new lots and retained lands via permanent easements registered respectively on title of each of the requested new lots and the retained parcel.

DIRECTION REQUIRED

8. CORRESPONDENCE

9. BUSINESS ARISING FROM PREVIOUS MINUTES



(3)
(5 February 2026)

10. NEW BUSINESS

**1. Correction of Error in Application Section 4.1 Proposed Severed Parcel Size
And Revision of Condition 3.1 in Notice of Decision 24/PATTERSON/2025**

Report to the NAPBoard at its meeting on 5 February 2026 reporting a request for correction of data in the application form prepared and submitted by the agent for the applicants, and also revision of the Notice of Decision issued 11 November 2025 to cite the correct size of the lot addition described as Part 1 on Reference Plan 42R-22885 deposited in the Land Registry Office (LRO) on 27 November 2025.

RECOMMENDATION

1. THAT Section 4.1 of the Consent Application B24/PATTERSON/2025 be corrected to cite the dimensions of the retained and severed parcels as shown in deposited Reference Plan 42R-22885, reportedly as requested by the applicants and the recipients of the lot addition parcel.
2. THAT condition 3.1 in the Notice of Decision issued by the NAPBoard at its meeting on 11 September 2025, be revised to cite an area of 15.241ha as depicted for Part 1 on Reference Plan 42R-22885 deposited in the Land Registry Office (LRO) on 27 November 2025 describing the severed parcel to be conveyed as a lot addition to 120 Hawthorne Drive (PIN 52225-0504(LT) in the Township of Patterson, District of Parry Sound, Ontario.

DIRECTION REQUIRED

11. FINANCIAL REPORT

1. Financial Report – Year End 2025
2. Draft Budget 2026
3. Financial By-law 2026

DIRECTION / RECEIPT

12. CLOSED SESSION

Subsection 239(1) and 239(2)

(b) a matter involving identifiable individual(s); and/or
(e) litigation or potential litigation, including matters before administrative tribunal; and/or
(k) criteria or instruction to be applied to any negotiation by the board.

(motion to move into Closed Session available)

[Verbal motion to move back into Open Session]

[Consideration of any motions or directives out of Closed Session]

13. NEXT MEETING *(tentatively scheduled for 2 April 2026)*

14. ADJOURNMENT