



**MINUTES
REGULAR BOARD MEETING OF FEBRUARY 12, 2026
3:00 P.M.**

Present		Absent	Also Present
Michael Jalak Jerry Dolcetti	Rita Kokis Eric Groulx	Julia Hanninen	Rebecca Elphick – JL Representative Aimee Powell – Powell Consulting Bilan Mouhamed – Powell Consulting Jake Yukich & Emma Paat – Agents for Berkenbosch Sydd Heintzman – neighbour of Berkenbosch (90c) Lisa Smith – neighbour of Berkenbosch (SE1/4) Sergio Pietramale – applicant/agent for Cook, Makkonen & Love
Official: Jess Boyer			

1. ADOPTION OF MINUTES

- a. Resolve that the attached minutes of the regular Board Meeting held January 22, 2026, be adopted.

Mover — Michael Jalak

Seconder — Rita Kokis

CarriedRes. No 14 / 26

2. DECLARATION OF CONFLICTS

None.

3. PLANNING AND ZONING APPLICATIONS

- a. **B12-25 Consent to sever/lot addition** – Jake Yukich (agent) on behalf of Curtis Berkenbosch (owner); AWERES PT SEC 14 PLAN M138; BLK D LOTS 31 TO 38 PCLS; 3509 3533 SEC AWS (Lower Island Lake Road). Proposal to sever approximately 3.03 hectares of subject lands for purpose of lot addition to adjacent property to the NW of the subject lands, municipally addressed as 90F Lower Island Lake Road (legally described as PLAN M138 LOT 18 PCL 12469; AWS). Report of Staff dated Feb 12, 2026 is attached for Board Information.

Resolve the Report of Planning Staff concerning Consent B12-25, Jake Yukich (agent) on behalf of Curtis Berkenbosch (owner); AWERES PT SEC 14 PLAN M138; BLK D LOTS 31 TO 38 PCLS; 3509 3533 SEC AWS (Lower Island Lake Road) be accepted and the application be approved, subject to the conditions mentioned in the report.

Mover — Michael Jalak

Seconder — Rita Kokis

CarriedRes. No 15 / 26

MINUTES – FEBRUARY 12, 2026

- b. **B14-25 Consent for Easement** – Sergio Pietramale (applicant), 50 Shields Road, Aweres Township; SEC 14 NE1/4 PCL 2871 AWS. Proposal for an easement in perpetuity over a portion of 50 Shields Road in favour of 92 Shields Road for the purposes of access and egress. In addition, a proposal for an easement in perpetuity over a portion of 50 Shields Road in favour of Algoma Power for the purposes of accessing exiting utilities infrastructure for maintenance and operations. Report of staff dated Feb 12, 2026 is attached for Board information.

Resolve the Report of Planning Staff concerning Consent B14-25, Sergio Pietramale (applicant), 50 Shields Road, Aweres Township; SEC 14 NE1/4 PCL 2871 AWS be accepted and the application be approved, subject to the conditions mentioned in the report.

Mover — Michael Jalak
Secunder — Eric Groulx

CarriedRes. No 16 / 26

Resolve that the acceptance of report of staff be stricken from the record concerning Consent B14-25, Sergio Pietramale (applicant), 50 Shields Road, Aweres Township; SEC 14 NE1/4 PCL 2871 AWS and the application not be approved at this time.

Mover — Eric Groulx
Secunder — Rita Kokis

CarriedRes. No 19 / 26

Resolve that application concerning Consent B14-25, Sergio Pietramale (applicant), 50 Shields Road, Aweres Township; SEC 14 NE1/4 PCL 2871 AWS be deferred to facilitate amendment of the application.

Mover — Michael Jalak
Secunder — Eric Groulx

CarriedRes. No 22 / 26

B15-25 Consent to sever/lot addition – Sergio Pietramale (agent) on behalf of Harry Makkonen & Helena Love (owners); 92 Shields Road, Aweres Township; SEC 14PT PCL 5216 2682 2922 AWS PLAN M65 LOT 1 RP AR26 PART 1 PART 2PT. Proposal to sever approximately 72 m² of vacant land with frontage of approximately 6 metres from 92 Shields Road for the purpose of a lot addition to 50 Shields Road to resolve terrain encroachment issues. Report of staff dated Feb 12, 2026 is attached for Board information.

Resolve the Report of Planning Staff concerning Consent B15-25, Sergio Pietramale (agent) on behalf of Harry Makkonen & Helena Love (owners); 92 Shields Road, Aweres Township; SEC 14PT PCL 5216 2682 2922 AWS PLAN M65 LOT 1 RP AR26 PART 1 PART 2PT be accepted and the application be approved, subject to the conditions mentioned in the report.

Mover — Rita Kokis
Secunder — Eric Groulx

CarriedRes. No 17 / 26

Resolve that the acceptance of report of staff be stricken from the record concerning Consent B15-25, Sergio Pietramale (agent) on behalf of Harry Makkonen & Helena Love (owners); 92 Shields Road, Aweres Township; SEC 14PT PCL 5216 2682 2922 AWS PLAN M65 LOT 1 RP AR26 PART 1 PART 2PT and the application not be approved at this time.

Mover — Eric Groulx
Secunder — Rita Kokis

CarriedRes. No 20 / 26

MINUTES – FEBRUARY 12, 2026

Resolve that application concerning Consent B15-25, Sergio Pietramale (agent) on behalf of Harry Makkonen & Helena Love (owners); 92 Shields Road, Aweres Township; SEC 14PT PCL 5216 2682 2922 AWS PLAN M65 LOT 1 RP AR26 PART 1 PART 2PT be deferred to facilitate amendment of the application.

Mover — Michael Jalak
Seconded — Eric Groulx

CarriedRes. No 23 / 26

B16-25 Consent to Easement – Sergio Pietramale (agent) on behalf of Jason & Patricia Cook (owners); 44B Shields Road, Aweres Township; SEC 14 NE1/4 PT PCL 5681 AWS. Proposal for an easement in perpetuity over a portion of 44B Shields Road in favour of 50 Shields Road and 92 Shields Road for the purposes of access and egress.

Resolve the Report of Planning Staff concerning Consent B16-25, Sergio Pietramale (agent) on behalf of Jason & Patricia Cook (owners); 44B Shields Road, Aweres Township; SEC 14 NE1/4 PT PCL 5681 AWS be accepted and the application be approved, subject to the conditions mentioned in the report.

Mover — Michael Jalak
Seconded — Eric Groulx

CarriedRes. No 18 / 26

Resolve that the acceptance of report of staff be stricken from the record concerning Consent B16-25, Sergio Pietramale (agent) on behalf of Jason & Patricia Cook (owners); 44B Shields Road, Aweres Township; SEC 14 NE1/4 PT PCL 5681 AWS and the application not be approved at this time.

Mover — Eric Groulx
Seconded — Rita Kokis

CarriedRes. No 21 / 26

Resolve that application concerning Consent B16-25, Sergio Pietramale (agent) on behalf of Jason & Patricia Cook (owners); 44B Shields Road, Aweres Township; SEC 14 NE1/4 PT PCL 5681 AWS be deferred to facilitate amendment of the application.

Mover — Michael Jalak
Seconded — Eric Groulx

CarriedRes. No 24 / 26

4. PRESENTATIONS/DELEGATIONS

None.

5. LETTERS OF CONFORMITY

None.

6. CORRESPONDENCE

None.

7. ADMINISTRATIVE

None.

8. TRAINING

None.

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9. FINANCIALS

- a. Financial Statement of Accounts for the Month ending January 31, 2026 is attached [Board Information and Approval].

Resolved that the account expenditures for the month ending January 31, 2026 in the amount of \$13,390.97 be passed.

Mover — Rita Kokis

Secunder — Michael Jalak

CarriedRes. No 25 / 26

10. NEW OR UNFINISHED BUSINESS

None.

11. CLOSED MEETING

None.

12. ADJOURNMENT

- a. Resolved that we now adjourn.

Mover — Eric Groulx

Secunder — Rita Kokis

CarriedRes. No 26 / 26

Chairperson

Vice Chairperson