



MINUTES
REGULAR BOARD MEETING OF MAY 23, 2024
7:00 P.M.

Present				Absent
Jerry Dolcetti	Susan Mackenzie	Nancy Drew	Elaine Della-Mattia	Peter Tonazzo
Rita Kokis	Paul Christian	Don Muscatello	Senthil Vigneswaran	
Steve Turco	Paul Wanet	Brenda Muscatello	Derrick Tessier	
Michael Jalak	Jenna Christian	Frank Paolucci	Debbie Wilding	
Official: Kelly Legault				

1. ADOPTION OF MINUTES

- a. Resolved that the attached minutes of the regular board meeting held on May 9, 2024, was adopted.

Mover — Michael Jalak
Seconded — Rita Kokis

CarriedRes. No 33 / 24

2. DECLARATION OF CONFLICTS

None

3. PLANNING AND ZONING APPLICATIONS

- a. B1-24 Consent application Senthil Vigneswaran, 649 Havilland Shores Drive, SEC 28 NE1/4 NW1/4 & SE1/4 REM, Havilland Township. The Report of Planning Staff from the consultant planner J.L. Richards dated May 23rd, 2024 was attached [For Board information and decision.]

Resolved that the Board defers the consent application to allow staff to reach out to the Ministry of Transportation (MTO) and the Roads Board. They will request comments and a site visit to gather updated information and feedback on potential stormwater and drainage concerns regarding the property's development if the consent application proceeds.

Mover — Steve Turco
Seconded — Michael Jalak

CarriedRes. No 34 / 24

4. PRESENTATIONS/DELEGATIONS

None

5. LETTERS OF CONFORMITY

- a. 13-24SR Curtis Berkenbosch
699E Trout Lake Rd, SEC 35 NE1/4 PT PCL 5683 AWS; RP AR1124 PART 1, Aweres Township
30' x 38' Cottage — **Approved**
24' x 30' Garage — **Approved**

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- b. 14-24SR Timothy Berkenbosch
699F Trout Lake Rd, SEC 35 NE1/4 PT PCL 4251 1/2; AWS LOCATION CK301, Aweres Township
28' x 40' Cottage — **Approved**

6. CORRESPONDENCE

None

7. ADMINISTRATIVE

None

8. TRAINING

None

9. FINANCIALS.

Nil

10. NEW OR UNFINISHED BUSINESS

- a. An email attached from a mortgage broker acting on behalf of Richard and Annette Samson regarding the restrictive covenant implemented by the Sault North Planning Board and the permissions required for refinancing the property. [Board Approval]

Staff will contact the landowner's council to outline the details of the restricted covenant on file and the intent to tie the properties at the time of sale or transfer. Additionally, it will be made clear that we will not actively be involved in the financing of the property.

- b. Attached is an email request from Legal Counsel representing the landowner at 65 Heyden Lake Rd. The request seeks advanced permission to be placed on the file, ensuring that the restrictive covenant on the property remains in place at the time of any future transfer or refinancing of the property.

Resolved that the Board declines the request to place a note in the file allowing for advanced permission regarding the restricted covenant. Should the landowner decide to move forward with a land transfer, the Board will revisit the issue at that time

Mover — Michael Jalak
Secunder — Rita Kokis

CarriedRes. No 35 / 24

11. CLOSED MEETING

None

12. ADJOURNMENT

- a. Resolve that we now adjourn.

Mover — Rita Kokis
Secunder — Peter Tonazzo

CarriedRes. No 36 / 24

Chairperson

Vice Chairperson