

Central Almaguin Planning Board
Minutes
Wednesday, June 4, 2025
At the Village of South River Municipal Office located at
63 Marie Street, South River (705-386-2573)

Attending:

Chair South River Member Jim Coleman
Provincial Member John MacLachlan (electronically)
Vice Chair Machar Member Lynda Carleton
Sundridge Member Fraser Williamson (electronically)
Joly Member Chris Nicholson
Strong Member Tim Bryson

Secretary-Treasurer: Christine Hickey

Public: George Allen, Laura Lebel-Pantazopoulous, Gord Foster
(other public members may have been in attendance)

1. Call to order

The Chair called the meeting to order at 5:38 p.m.

2. Approval of Agenda

Resolution #1

Moved by: Lynda Carleton

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby approve the June 4, 2025 agenda as amended.

CARRIED

3. Declaration of Pecuniary Interests - None

4. Minutes – April 30, 2025 Meeting

Resolution #2

Moved by: Fraser Williamson

Seconded by: Tim Bryson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, April 30, 2025; as written

CARRIED

5. Payment of June Accounts:

Resolution #3

Moved by: Lynda Carleton

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby approve payment of the June Accounts:

Ch# 653 - Village of South River – Rent for June 2025 - \$363.78

Ch# 654 - Christine Hickey – Wages (May 1, 2025 – May 31, 2025 – 21.5 hours)

Ch# 655 – Municipal Planning Services – Invoice 7173, 7307, 7308 - \$1548.11

Ch# 656 – Near North Business Machines – Invoice 61561 - \$169.50

Ch# 657 – Refund of unused Deposit – B022/24 Lount – (\$196.57)

Online CRA Payments for May (\$126.28)

Online Visa Payment for May (\$240.76)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B009/25 Joly – Concession 14, Lot 5 – 394 Airport Road

The meeting time for this application was approximately 5:43 p.m. to 5:45 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that there were no written or electronic comments received. The Chair confirmed if there were any questions or comments from those attending electronically or in person.

Resolution #4

Moved by: Chris Nicholson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby approve File B009/25 Joly

That this approval applies to create one (1) new lot which will have:

122m (+/-) Frontage on Sand Hill Road, with a depth of 85m (+/-) and an area of 1.04ha (+/-).

Retained Lot will be 2.58ha (+/-).

The subject lands are located at Concession 14, Lot 5, with a municipal address of 394 Airport Road, Township of Joly, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Township of Joly be met before the deeds can be stamped and final approval given

CARRIED

6.2 B010/25 Strong – Concession 10, Lot 13 – 109 Cottrell Road

The meeting time for this application was approximately 5:45 p.m. to 5:50p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that written comments were received from a neighbouring property owner with concerns regarding previous consents on the lands, lands remain wet at all times, ditching, protected animals, property sketch is not accurate. The Board received a copy of these comments for their review.

Comments received from TC Energy did not state any objections to the application; they noted that regulatory and development requirements would be subject to these lands and written consent must be obtained from TCPL prior to development within the stated proximity of the pipeline easements. Comments from RC Energy were included in the agenda package.

Discussion ensued on the lands and the creek. The Chair confirmed if there were any questions or comments from those attending electronically or in person.

Resolution #5

Moved by: Tim Bryson

Seconded by: Lynda Carleton

BE IT RESOLVED THAT this Board does hereby approve File B010/25 Strong

That this approval applies to create one (1) new lot which will have:

65m (+/-) Frontage on Cottrell Road, with a depth of 150m (+/-) and an area of 0.85ha (+/-).

Retained Lot will be 2.2ha (+/-).

The subject lands are located at Concession 10, Lot 13, with a municipal address of 109 Cottrell Road, Township of Strong, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Township of Strong be met before the deeds can be stamped and final approval given

CARRIED

6.3 B011/25 Joly – Concession 12, Part Lots 1 & 2 – 297 Joly-Strong Road

The meeting time for this application was approximately 5:50 p.m. to 5:53 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that there were no written or electronic comments received. The Chair confirmed if there were any questions or comments from those attending electronically or in person.

The Secretary-Treasurer noted that the applicant stated that this was a technical severance to separate 2 lots that merged on title. The notice contained the correct lot dimensions but did not indicate that it was a technical severance. The Chair confirmed if there were any questions or comments from those attending electronically or in person

Resolution #6

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby approve File B011/25 Joly

That this approval applies to of the technical consent to separate two (2) properties 259 and 297 Joly Strong Boundary Road which will have:

237.94m (+/-) Frontage on Joly-Strong Boundary Road, with a depth of 495.968m (+/-) and an area of 14.9554ha (+/-).

Retained Lot will be 9.893ha (+/-).

The subject lands are located at Concession 12, Part Lots 1 & 2, with a municipal address of 297 Joly-Strong Boundary Road, Township of Joly, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Township of Joly be met before the deeds can be stamped and final approval given

CARRIED

7. New Files

- 7.1 B012/25 Lount – Concession 5, Part of Broken Lot 6 – 92 Pike Road
(Re-establish an existing Parcel – Application submitted by applicants own Planner)

Laura Lebel-Pantazopoulous, agent for the applicant, provided a summary of the application. This application is to re-establish existing lots through a Lot Line Adjustment that will separate Part 2 from Part 3 and Part 1 from Part 2 (as identified).

When the transfer occurred 2 and 3 were merged and it should be parts 1 and 2. This may have been one lot originally and when the subdivision came in the lots got separated. A review of the applicable policies and Guidelines was completed, and most criteria was met. The applicant is also requesting that the planning review by the Board not be completed as the

applicant utilized their own planner and all applicable legislation was considered. The board was in agreeance with this request.

Discussion ensued on the other lots in subdivision; it was confirmed that most of these lots have been developed already. There was also a question regarding access to the lots on the east side and it was confirmed that this was by a private road with permission from the Ministry.

The Secretary-Treasurer was directed to proceed with a Notice of Public Meeting

8. Follow-up/New Items

8.1 Application Mapping Updates – Draft Map for Discussion

Discussion ensued on the draft map the Board would like to see road allowances (open and/or unopened), crown land, conservation areas and boat launches added to the legend. Member Tim Bryson will add these and bring draft map back to a future meeting for further discussion.

9. Correspondence/Updates

9.1 Member Delegation Request – Amalgamation Exploration – Update and Impact to Planning Board (To determine if Board would like to have an update and discussion)

Delegation from Mr. Danny Whalen and Member Tim Bryson would like to advise how this would impact the Planning Board.

Resolution #7

Moved By: Tim Bryson

Seconded By: Fraser Williamson

THAT the Secretary-Treasurer be directed to reach out to the Restructuring Committee to request that member Mayor Bryson provide an update to the CAPB on the process and implications of the proposed amalgamation related to Planning

CARRIED

10. Closed Session

Closed Session as provided for by Section 239 (b) of the Municipal Act, 2001, as amended to deal with: Personal matters about an identifiable individual, including municipal or local board employees.

Resolution #8

Moved By: Tim Bryson

Seconded By: Chris Nicholson

Be it resolved that the Central Almaguin Planning Board hold a Closed Session as provided for by Section 239 (b) of the Municipal Act, 2001, as amended to deal with: Personal matters about an identifiable individual, including municipal or local board employees. **CARRIED**

Resolution #9

Moved By: Lynda Carleton

Seconded By: Tim Bryson

Be it resolved that the Central Almaguin Planning Board does hereby return to open session at 6:52. **CARRIED**

11. Adjournment

Resolution #10

Moved By: Chris Nicholson

Seconded By: Tim Bryson

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:53 p.m. until Wednesday July 2, 2025 or at the call of the Chair. **CARRIED**

Jim Coleman, Chair

Christine Hickey, Secretary-Treasurer