

Central Almaguin Planning Board
MINUTES
Wednesday, August 6, 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
Vice Chair Machar Member Lynda Carleton
Sundridge Member Fraser Williamson (electronically)
Joly Member Chris Nicholson
Strong Member Tim Bryson

Secretary-Treasurer: Christine Hickey

Public: Frank Coccaro, Michael Gravis, Dru and Eugene Daigle, Denise Mattiuz, Peter Benninger, Dave McAlister, Eugene NG (other public members may have been in attendance)

1. Call to order

The Chair called the meeting to order at 5:30 p.m.

2. Approval of Agenda

Resolution #1

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby approve the August 6, 2025 agenda.

CARRIED

3. Declaration of Pecuniary Interests - None

4. Minutes – July 2, 2025

Resolution #2

Moved by: Lynda Carleton

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, July 2, 2025; as written

CARRIED

5. Payment of August Accounts:

Resolution #3

Moved by: Chris Nicholson

Seconded by: Lynda Carleton

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

Ch# 660 - Village of South River – Rent for August 2025 - \$363.78

Ch# 661 - Christine Hickey – Wages (July 1, 2025 – July 31, 2025 – 34 hours)

Ch# 662 – Return of unused Deposit – B015/24 – Hart - \$177.92

Ch# 663 – McDougall Insurance Brokers Limited – Invoice CENTALM-01 - \$1902.74

Online CRA Payments for July (\$196.26)

Online Visa Payment for July (\$18.65)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B013/25 Lount – Concession 2, Lot 6 – Boundary Road

The meeting time for this application was approximately 5:33 p.m. to 5:35 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and 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, there were no further comments or discussion.

Resolution #4

Moved by: Chris Nicholson

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby approve File B013/25 Lount

This approval applies to create two (2) new lots which will have:

Lot 1: 76.2m (+/-) Frontage on Boundary Road, with a depth of 182.88m (+/-) and an area of 1.388ha (+/-).

Lot 2: 76.2m (+/-) Frontage on Boundary Road, with a depth of 182.88m (+/-) and an area of 1.388ha (+/-).

Retained Lot will be 37.4ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 2, Part Lot 6, Township of Lount, District of Parry Sound.

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

7. New Files

7.1 B014/25 Laurier – Concession 1, Lot 8 – 544 Brennans Road

Discussion on recommendation Item 4 from Planner, Secretary-Treasurer to confirm this process prior to the next meeting

The Secretary-Treasurer was directed to obtain the required documents or the information needed prior to the Notice be circulated.

8. Delegations

Spring Lake Cottage Association

Re: Zoning By-Law NO. 2008-02 Contravention – Lot 9

Resolution #5

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby receive the delegation from the Spring Lake Cottage Association regarding Zoning By-Law NO. 2008-02 Contravention – Lot 9. **CARRIED**

9. Follow-up/New Items

10.1 B012/25 Lount – Concession 5, Part of Broken Lot 6 – 92 Pike Road (verbal)

Resolution #6

Moved by: Chris Nicholson

Seconded by: Lynda Carleton

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the update from the Secretary-Treasurer regarding Condition of Consent: Confirmation from North Bay Mattawa Conservation Authority that the proposed lots are able to accommodate an on-site sewage system (if applicable);

AND THAT the applicant be advised that confirmation from the NBMCA that Part 3 is able to accommodate an on site sewage system is recommended but not required.

CARRIED

- 10.2 Amalgamation Exploration – Update and Impact to Planning Board
(Member Tim Bryson)

Item 10.2 to be Move to September Agenda

11. Correspondence/Updates - None

12. Closed Session

Resolution #7

Moved by: Lynda Carleton

Seconded by: Fraser Williamson

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: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Resolution #8

Moved by: Fraser Williamson

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:49 p.m. **CARRIED**

The following motion was introduced

Resolution #9

Moved by: John MachLachlan

Seconded by: Chris Nicholson

THAT the Secretary-Treasurer be authorized to obtain further advice from the Solicitor on the Contravention to By-law 2008-02 **CARRIED**

13. Adjournment

Resolution #10

Moved by: Chris Nicholson

Seconded by: John MachLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:51p.m. until
Wednesday September 3, 2025 or at the call of the Chair.

CARRIED

Jim Coleman, Chair

Christine Hickey, Secretary-Treasurer