

**Central Almaguin Planning Board**  
**MINUTES - DRAFT**  
**Wednesday, April 1, 2026**  
**At the Village of South River Municipal Office located at**  
**63 Marie Street, South River**

Attending:

**Chair**           **Chair** Machar Member Lynda Carleton  
Vice Chair Sundridge Member Fraser Williamson  
Provincial Member John MacLachlan  
South River Member Jim Coleman

**Regrets:**      Strong Member Tim Bryson, Joly Member Chris Nicholson

Secretary-Treasurer: Christine Hickey

Karen Hoadley, Dave McAllister, Paul Boyd, Joe Hill, Brenda Rantz, Ted Williams, Brian Harrick, Andrew Neivelle, Terry Fagan, Dawn Weber, Julie Keller, Rick Sorgini  
(there were other public members in attendance electronically, not able to identify a full name)

1. Call to order

The Chair, called the meeting to order at 5:31 p.m.

2. Approval of Agenda

**Resolution #1**

**Moved by: Fraser Williamson**

**Seconded by: John MacLachlan**

BE IT RESOLVED THAT this Board does hereby approve the April 1, 2026 Agenda as amended (Item 5 Accounts – revised hours for Secretary Treasurer and to remove Item 4 A – March 4, 2026 Minutes. **CARRIED**

3. Declaration of Pecuniary Interests

4. a)      Minutes – March 4, 2026 Meeting

The March minutes will be brought to a future meeting for approval.

5. Payment of April Accounts:

(Payment method will be Cheque or electronically based on payee)

**Resolution #2**

**Moved by: John MacLachlan**

**Seconded by: Jim Coleman**

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

Village of South River – Rent for April 2026 - \$371.42

Christine Hickey – Wages (March 1, 2026 – March 31, 2026 – 29.5 hours)

Russell Christie – Invoice - 90-145-004 - \$1390.39

Russell Christie – Invoice - 90-145-005 - \$127.64

Municipal Planning Services – Invoices - 7524, 7525, 7526, 7527 - \$1635.68

Online CRA Payments for March (\$169.99)

Online Visa Payment for March (\$830.55)

**CARRIED**

6. Public Meetings/Decisions on the following Files

6.1 B017/25 Laurier – Concession 3, Lot 11 – 20 Fisher Road

The meeting time for this application was approximately 5:33 p.m. to 5:37 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that no written or electronic comments were received. The Chair confirmed if there were any questions or comments from those attending electronically or in person, there were no further comments received. Clarification was provided that the application was renumbered from B017/24 for B004/26. Further discussion ensued on the lands surrounding the property and the criteria for infill. The Board requested that a condition be included that states no further severances be permitted on the lands.

**Resolution #3**

**Moved by: John MacLachlan**

**Seconded by: Jim Coleman**

BE IT RESOLVED THAT this Board does hereby approve File B004/26 Laurier;

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

70.7m (+/-) Frontage on Fisher Road, with a depth of 143.25m (+/-) and an area of 1ha (+/-).

Retained Lot will be 1.93ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 3, Lot 11, Township of Laurier, 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**

## **Decision Files Only**

6.2 B003/24 and B004/24 Lount – Concession A, Lot 148 and 149 - 977 Rye Road

Discussion ensued on the operation of the quarry. Terry Fagan was in attendance and requested to respond to this on behalf of the applicant. Mr. Fagan noted that the quarry is not active in the winter season but operates all other times of the year.

Mr. Fagan also questioned why there would be a condition of a registered agreement indicating no winter maintenance, this should be the responsibility of the buyer, feel this is not necessary and that future applications won't have this condition. Discussion ensued on the necessity of including this condition as the legal review process would relay these details.

Rick Sorgini, Public member in attendance stated that it should be a condition so that that potential purchasers are aware that the road is not maintained and do not have this expectation.

The applicant, Galina Askmadeeva stated that there are families that live down the road that currently clear the snow in the winter and the condition of the agreement is not desirable as it will impact selling the lands and housing is needed at this time.

The Board decided the condition regarding a subdivision agreement satisfactory to the Planning Board, that identifies Whites Road as seasonally maintained road, with no winter maintenance be registered on title will not be a condition of consent.

## **Resolution #4**

**Moved by: John MacLachlan**

**Seconded by: Jim Coleman**

BE IT RESOLVED THAT this Board does hereby approve File B003/24 Lount;

THAT this approval applies to create three (3) new lots which will have:

Lot 1: 60m (+/-) Frontage on Whites Road, with a depth of 217.87m (+/-) and an area of 1.104ha (+/-).

Lot 2: 60m (+/-) Frontage on Whites Road, with a depth of 189.80m (+/-) and an area of 1.055ha (+/-).

Lot 3: 60m (+/-) Frontage on Whites Road, with a depth of 168.00m (+/-) and an area of 1.000ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession A, Lots 148, 149, 150, Township of Lount, District of Parry Sound.

THAT in addition to the standard conditions the following condition be included:

- Confirmation from a land surveyor that the quarry site meets the legislated setbacks to the proposed lots

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**

**Resolution #5**

**Moved by: Fraser Williamson**

**Seconded by: Jim Coleman**

BE IT RESOLVED THAT this Board does hereby approve File B004/24 Lount;

THAT this approval applies to create three (3) new lots which will have:

Lot 1: 60m (+/-) Frontage on Whites Road, with a depth of 171.76m (+/-) and an area of 1.000ha (+/-).

Lot 2: 60m (+/-) Frontage on Whites Road, with a depth of 179.29m (+/-) and an area of 1.04ha (+/-).

Lot 3: 60m (+/-) Frontage on Whites Road, with a depth of 186.83m (+/-) and an area of 1.08ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession A, Lots 148, 149, 150, Township of Lount, District of Parry Sound.

THAT in addition to the standard conditions the following conditions be included:

- Confirmation from a land surveyor that the quarry site meets the legislated setbacks to the proposed lots

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/Direction Files**

Don Weber, applicant Summarized the application and reason for resubmission. The Board was satisfied with the planning report from the previous application, a new report will not be requested.

7.1 B005/26 Lount – Lot 137, Concession B – 3144 Old Nipissing Road  
(Was previously B006/23 Lount – Application Lapsed)

The Secretary-Treasurer be authorized to proceed with a Notice of Public Meeting

## 8. Follow-up/New Items

### 8.1 Proposal Discussion– Concession 8, Part Lot 9 and 10 – Rye Road E.J. Williams Surveying – Summary of Proposal

Ted Williams provided a summary of a proposal to create two lots at Concession 8, Part Lot 9 and 10 on Rye Road. The lots would be accessed by a deeded right-of-way and would not have public road frontage.

Discussion ensued on the ownership of the surrounding lands, the proposed right-of way and previous severances on the lands. It was confirmed that the applicant does own all of the lands and that recently two lots were approved. The right-of-way would be shown in more detail if the application proceeds. The Board would require the application to be submitted and a planning opinion before the Board can provide further comment.

#### **Resolution #6**

**Moved by: John MacLachlan**

**Seconded by: Fraser Williamson**

BE IT RESOLVED THAT the applicant would need to submit an application which would require a planning opinion before the Board can provide further comment. **CARRIED**

### 8.2 S001/26 Machar – Concession 11,12, Lot 18,19,20 – Machar – Plan of Subdivision (Update – Decision has been deferred until additional review is completed) - Verbal

An update was provided to the Board to advise that the Township of Machar has requested the applicant complete spring sampling further review of the reports. This will occur in the spring with the review to follow.

#### **Resolution #7**

**Moved by: Fraser Williamson**

**Seconded by: Jim Coleman**

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the update from the Secretary Treasurer;

AND THAT a decision on S001/26 Machar be further deferred to allow for sampling and review of reports. **CARRIED**

### 8.3 Central Almaguin Planning Board – Meeting Remuneration (Moved to April Meeting for Discussion)

The Secretary-Treasurer provided an update of neighbouring boards and the current remuneration details, discussion ensued on rates and it was noted that board members have not had an increase for many years. The Board agreed to increase remuneration rates to \$150.00 per meeting starting in 2026.

**Resolution #8**

**Moved by: Jim Coleman**

**Seconded by: Fraser Williamson**

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss the meeting remuneration for Board members;

AND THAT the Board Honourarium be increased to \$150.00 per meeting attended effective January 2026 **CARRIED**

8.4 Notice of Motion – Request from Member Fraser Williamson

Member Fraser Williamson noted that planning boards are in need of increased funding. Member Williamson is requesting that as part of the letter the Board is working on include support and collaboration from other boards.

**Resolution #9**

**Moved by: Fraser Williamson**

**Seconded by: Jim Coleman**

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss having a special meeting with the North Almaguin Planning Board to work collaboratively to secure more funding from the province of Ontario for unincorporated townships and any other issues we can work on together. **CARRIED**

9. Correspondence/Updates

The Secretary-Treasurer requested that the Office to be closed April 29, 2026. The Board was in agreeance with this request.

10. By-Laws – None

11. Closed Session

The Secretary Treasurer advised that the Closed Session was only to deal with Labour Relations and employee negotiations.

**Resolution #10**

**Moved by: Fraser Williamson**

**Seconded by: Jim Coleman**

BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at 6:37 p.m. as provided for by Section 239 of the Municipal Act, 2001, as amended to deal with: Labour relations or employee negotiations. **CARRIED**

**Resolution #11**

**Moved by: Jim Coleman**

**Seconded by: John MacLachlan**

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:48 p.m. **CARRIED**

12. Adjournment

**Resolution #12**

**Moved by: Fraser Williamson**

**Seconded by: Jim Coleman**

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:49 p.m. until Wednesday May 6, 2026 or at the call of the Chair. **CARRIED**

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Lynda Carleton, Chair

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Christine Hickey, Secretary-Treasurer