

**Central Almaguin Planning Board**  
**Minutes**  
**Wednesday, April 30, 2025**  
**At the Village of South River Municipal Office located at**  
**63 Marie Street, South River (705-386-2573)**

Attending:

<b>Chair</b>	South River Member Jim Coleman	Provincial Member John MacLachlan
<b>Vice Chair</b>	Machar Member Lynda Carleton	
	Sundridge Member Fraser Williamson	Joly Member Chris Nicholson

Regrets: Strong Member Tim Bryson

Secretary-Treasurer: Christine Hickey

Public: Ted Williams, John Gallagher, Andrew Spatafora, Kris Hunter, Krystal Ruplall, Bobby Santerre, Linda Baranowski, Wendy Baker  
(other public members may have been in attendance)

1. Call to order

The Chair called the meeting to order at 5:32 p.m.

2. Approval of Agenda

**Resolution #1**

**Moved by: John MacLachlan**

**Seconded by: Lynda Carleton**

BE IT RESOLVED THAT this Board does hereby approve the April 30, 2025, agenda.

**CARRIED**

3. Declaration of Pecuniary Interests - None

4. Minutes

**Resolution #2**

**Moved by: Chris Nicholson**

**Seconded by: Lynda Carleton**

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, March 5, 2025; as written

**CARRIED**

**Resolution #3**

**Moved by: Lynda Carleton**

**Seconded by: Chris Nicholson**

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

5. Payment of May Accounts:

**Resolution #4**

**Moved by: Fraser Williamson**

**Seconded by: John MacLachlan**

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

Ch# 651 - Village of South River – Rent for May 2025 - \$363.78

Ch# 652 - Christine Hickey – Wages (April 2, 2025 – April 30, 2025 – 31 hours)

Ch# 653 – SMRT Computer Solutions Inc. – Invoice 1408 - \$2693.83

Online CRA Payments for March (\$179.46)

Online Visa Payment for March (\$596.07)

**CARRIED**

6. Public Meetings/Decisions on the following Files

6.1 B004/25 Joly – Concession 14, Lot 3 & 4 – 1020 Sandhill Road

The meeting time for this application was approximately 5:35 p.m. to 5:40 p.m.

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

John Gallagher, agent for the applicant, confirmed that Joly reviewed the application and provided conditions they are requesting be included.

Member Chris Nicholson confirmed that there were no other comments or questions from the Township of Joly office.

**Resolution #5****Moved by: Chris Nicholson****Seconded by: Lynda Carleton**

BE IT RESOLVED THAT this Board does hereby approve File B004/25 Joly

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

Lot 1: 63.8m (+/-) Frontage on Airport Road, with a depth of 182.9m (+/-) and an area of 1.2ha (+/-).

Lot 2: 127.3m (+/-) Frontage on Airport Road, with a depth of 182.9m (+/-) and an area of 2.3ha (+/-).

Lot 3: 127.3m (+/-) Frontage on Airport Road, with a depth of 182.9m (+/-) and an area of 2.3ha (+/-).

Retained Lot will be 31.3ha (+/-).

The subject lands are located at Concession 14, Lots 3 & 4, with a municipal address of 1020 Sandhill 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 B005/25 Joly – Concession 11, Lot 14 – 1728 Forest Lake Road

The meeting time for this application was approximately 5:40 p.m. to 5:43 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that there were no comments submitted. The Chair confirmed if there were any questions or comments from those attending electronically or in person. There were no other questions or comments from those in attendance or from the Board members.

**Resolution #6****Moved by: Chris Nicholson****Seconded by: John MacLachlan**

BE IT RESOLVED THAT this Board does hereby approve File B005/25 Joly

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

Lot 1: 121.9m (+/-) Frontage on Forest Lake Road, with a depth of 82.98m (+/-) and an area of 1.012ha (+/-).

Lot 2: 121.9m (+/-) Frontage on Forest Lake Road, with a depth of 82.98m (+/-) and an area of 1.012ha (+/-).

Retained Lot will be 30.74ha (+/-).

The subject lands are located at Concession 11, Lot 14, with a municipal address of 1728 Forest Lake 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**

### 6.3 B006/25 Lount – Concession 8, Part Lot 9 & 10 – 93 Rye Road – Lot 1

The meeting time for this application was approximately 5:43 p.m. to 6:28 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that there were 2 comments received regarding the proposed application. The individuals that submitted comments were in attendance to state their opposition.

Ted Williams, Agent for the Applicant, provided an overview of the application as per the Notice of Public Meeting circulated.

Linda Baranowski – Provided a summary of the written comments submitted. Not in favour of the proposed consent as she currently has a lease agreement in place that has been fully paid for and the area described in her lease is directly behind the subject lands.

Krystal Ruplall – Provided a summary of the comments submitted. Not in favour of the proposed consent. There is no running water and there are existing lease agreements in place. The lands as they exist already flood in certain areas. How will this work with the new proposed lots for any existing contracts entered into with the landlord. Also noted that the applicant has declared bankruptcy.

Kris Hunter – Indicated that the Board should be looking at all of the concerns as these are issues that are impacting current leases. It was further noted that the information presented is not accurate and that further contact would be made to the agent to discuss this.

Mr. Williams noted that the proposed lots are on the vacant portion of the lands. As well, this is a historical farm field, not aware of water issues but it is possible that certain areas of the lands may be wet.

Further discussion ensued on the subject lands from public members in attendance, the board noted that questions related to Lease agreements are a civil matter. The Board only has jurisdiction over the division on land and has not authority to manage other matters.

The Board advised that all questions regarding the proposed application are to be submitted to the Secretary-Treasurer only who will respond as required. This is an application that has been submitted the Central Almaguin Planning Board.

A Question on the previous severances that were brought to the Board on the same lands. The Secretary-Treasurer was directed to confirm previous applications and the conditions of consent included.

The Board directed the Secretary-Treasurer to bring the survey, when prepared, to the Board for approval before signing off is completed.

**Resolution #7**

**Moved by: John MacLachlan**

**Seconded by: Lynda Carleton**

BE IT RESOLVED THAT this Board does hereby conditionally approve File B006/25 Lount

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

Lot 1: 61m (+/-) Frontage on Rye Road, with a depth of 198m (+/-) and an area of 1.2ha (+/-).

Retained Lot will be 30.2ha (+/-).

The subject lands are located at Concession 8, Part Lots 9 & 10, with a municipal address of 93 Rye Road, 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**

6.4 B007/25 Lount – Concession 8, Part Lot 9 & 10 – 93 Rye Road – Lot 2

**Resolution #8**

**Moved by: Lynda Carleton**

**Seconded by: Chris Nicholson**

BE IT RESOLVED THAT this Board does hereby conditionally approve File B007/25 Lount

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

Lot 2: 91m (+/-) Frontage on Rye Road, with a depth of 133m (+/-) and an area of 1.21ha (+/-).

Retained Lot will be 30.2ha (+/-).

The subject lands are located at Concession 8, Part Lots 9 & 10, with a municipal address of 93 Rye Road, 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**

6.5 B008/25 Lount – Concession 8, Lot 11 – Rye Road

The meeting time for this application was approximately 6:30 p.m. to 6:35 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that there were no comments submitted. The Chair confirmed if there were any questions or comments from those attending electronically or in person. There were no other questions or comments from those in attendance or from the Board members.

**Resolution #9**

**Moved by: Fraser Williamson**

**Seconded by: Chris Nicholson**

BE IT RESOLVED THAT this Board does hereby approve File B008/25 Lount

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

Lot 1: 45.72m (+/-) Frontage on Rye Road, with a depth of 177.02m (+/-) and an area of 0.81ha (+/-).

Retained Lot will be 12.5ha (+/-).

The subject lands are located at Concession 8, Lot 11, 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**

6.6 B002/25 Laurier – Concession 2, Lot 11 – 704 Boulder Road

(Applicant was requested to receive confirmation from the Roads Board that the unmaintained portion of Boulder Road was not deemed closed and legal confirmation that access to the lands was not over any required right of ways.)

Discussion ensued on access to lands and the details provided in the letter the applicant had completed by E.J. Williams Surveying. The Board was satisfied that the proposed access to the lands can be from the unmaintained portion of Boulder Road. This portion of Road appears to be Crown land.

**Resolution #10**

**Moved by: Fraser Williamson**

**Seconded by: Chris Nicholson**

BE IT RESOLVED THAT this Board does hereby approve File B002/25 Laurier

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

Lot 1: 243.84m (+/-) Frontage on Boulder Road, with a depth of 182m (+/-) and an area of 2.22ha (+/-).

Lot 2: 243.84m (+/-) Frontage on Boulder Road (unmaintained portion), with a depth of 430.07m (+/-) and an area of 10.4868ha (+/-).

Lot 3: 243.84m (+/-) Frontage on Boulder Road (unmaintained portion), with a depth of 430.07m (+/-) and an area of 10.4868ha (+/-).

The subject lands are located at Concession 2, Lot 11, with a municipal address of 704 Boulder Road, 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**

**7. New Files**

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

Secretary Treasurer was directed to proceed with Notice of Public Meeting

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

Secretary Treasurer was directed to proceed with Notice of Public Meeting

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

Secretary Treasurer was directed to proceed with Notice of Public Meeting  
Secretary-Treasurer was requested to provide an aerial of the subject lands at the June 4, 2025 meeting.

8. Follow-up/New Items - None
9. Correspondence/Updates - None
10. Closed Session - None
11. Adjournment – Next Meeting Date: Wednesday, June 4, 2025, at 5:30 p.m.

**Resolution #11**

**Moved by: Lynda Carleton**

**Seconded by: Fraser Williamson**

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 7:02 p.m. until  
Wednesday June 4, 2025, or at the call of the Chair.

**CARRIED**

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Jim Coleman, Chair

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Christine Hickey, Secretary-Treasurer