

Central Almaguin Planning Board
AGENDA
Wednesday, August 5 2026
At the Village of South River Municipal Office located at
63 Marie Street, South River

Join Zoom Meeting

<https://us02web.zoom.us/j/89210224702?pwd=oaV0LZFbW1TUkTU7mQpCiZt9iIP5pp.1>

Meeting ID: 892 1022 4702

Passcode: 521465

1. Call to order at 5:30 p.m.

2. Approval of Agenda

Recommendation: BE IT RESOLVED THAT this Board does hereby approve the August 5, 2026 Agenda.

3. Declaration of Pecuniary Interests

4. Minutes – June 3, 2026 Meeting

Recommendation: BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, July 8 2026; as written

5. Payment of August Accounts:

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

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

Village of South River – Rent for August 2026 - \$371.42 (E)

Christine Hickey – Wages (July 1, 2026 – July 31, 2026 – 24.5 hours) (E)

Online CRA Payments for July (\$_____)

Online Visa Payment for August (\$39.55)

6. Public Meetings/Decisions on the following Files

6.1 B006-26 Machar – Concession 9, Lot 13 – 324 Simpson's Hill Road

6.2 B007-26 South River – Registered Plan 134, Lot 73, 74 and Pt 75 - 36 Ena Avenue

7. New/Direction Files

7.1 B008-26 Joly – Concession 10, Lot 3 – 871 Forest Lake Road

7.2 B009-26 Strong – Concession 6, Lot 11 & 12 – 385 Muskoka Road

8. Follow-up/New Items

8.1 Zoom Membership Renewal - verbal

9. Correspondence/Updates

9.1 Proposed Regulation on Complete Application Requirements

Re: [Proposed Regulations– Complete Application | Environmental Registry of Ontario](#)

10. By-Laws – None

11. Closed Session

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at _____ p.m., as provided for by the Municipal Act, 2001 as amended to deal with:

- i) Section 239, 3 (a) request under the Municipal Freedom of Information and Protection of Privacy Act, if the council, board, commission or other body is the head of an institution for the purposes of that Act;

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at _____ p.m. having only discussed the matters permitted.

12. Adjournment – Next Meeting Date: Wednesday, September 2, 2026 at 5:30 p.m.

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at _____ p.m. until Wednesday September 2, 2026 or at the call of the Chair.

Original e-mailed: July 31, 2026 Amended:

Central Almaguin Planning Board
MINUTES
Wednesday, July 8 2026
Village of South River Municipal Office located at
63 Marie Street, South River

Chair Machar Member Lynda Carleton
Vice Chair Sundridge Member Fraser Williamson
South River Member Jim Coleman

Provincial Member John MacLachlan

Strong Member Tim Bryson,

Secretary-Treasurer: Christine Hickey

Regrets: Joly Member Chris Nicholson

Public: Maurice Harapiak, Ted Williams

(there may have been other public members in attendance electronically, not able to identify name)

1. Call to order at 5:30 p.m.

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

2. Approval of Agenda

Resolution #1

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby approve the July 8, 2026 Agenda.
CARRIED

3. Declaration of Pecuniary Interests - None
4. Minutes – June 3, 2026 Meeting

Resolution #2

Moved by: Fraser Williamson

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, June 3 2026; as written
CARRIED

5. Payment of July Accounts:
(Payment method will be Cheque or electronically based on payee)

Resolution #3

Moved by: Jim Coleman

Seconded by: Fraser Williamson

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

Village of South River – Rent for July 2026 - \$371.42 (E)
Christine Hickey – Wages (June 1, 2026 – June 30, 2026 – 26 hours) (E)
SMRT Computer Solutions – Invoice 5726 - \$94.45 (E)
Russell Christie LLP – Account 90-145-005 - \$854.11 (E)

Online CRA Payments for June (\$488.33)
Online Visa Payment for June (\$39.55)

CARRIED

6. Public Meetings/Decisions on the following Files - None

7. New/Direction Files

- 7.1 B006-26 Machar – Concession 9, Lot 13 – 324 Simpson's Hill Road

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

- 7.2 B007-26 South River – Registered Plan 134, Lot 73, 74 and Pt 75 - 36 Ena Avenue

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

Secretary-Treasurer to confirm with applicant that the Mill located only within 500 metres and is not on the subject lands.

8. Follow-up/New Items

- 8.1 Planning Inquiry – 501 Forestry Road (Ballantyne Township)

Discussion ensued on the subject lands and the impact that the programs run on the lands had on the community since the 1960's. The Board would like to provide comments to the Ministry. The Board also requested that the correspondence be sent to the Village of South River as they may have additional comments.

Resolution #4**Moved by: Jim Coleman****Seconded by: Fraser Williamson**

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the Planning Inquiry from Infrastructure Ontario regarding Cultural Heritage Evaluation and Archaeological Assessment, 501 Forestry Road;

AND THAT the Board feels that the property meets Items 4, 7, 9 of Ontario Regulation 9/06 and Items 1, 4, 6, 7, 8 of Ontario Regulation 10/06

AND THAT the Board requests the information be forwarded to the Village of South River for further comments

CARRIED**9. Correspondence/Updates**

9.1 Ministry of Municipal Affairs and Housing - Planning Act Regulation
Re: Support Framework for Developer-identified Parkland Dedication

9.2 Township of Chisholm – Notice of Public Meeting
Re: Official Plan Update

9.3 Manitoulin Planning Board – Bill 119 – Amendments to Planning Act
Re: Administrative Monetary Penalty System (AMPS)

10. By-Laws – None**11. Closed Session****Resolution #5****Moved by: Jim Coleman****Seconded by: Tim Bryson**

BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at 6:05 p.m., as provided for by the Municipal Act, 2001 as amended to deal with:

- i) Section 239, 3 (a) request under the Municipal Freedom of Information and Protection of Privacy Act, if the council, board, commission or other body is the head of an institution for the purposes of that Act and;
- ii) Section 239 (b), Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Resolution #6

Moved by: Fraser Williamson

Seconded by: Tim Bryson

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:28 p.m. having only discussed the matters permitted.

12. Adjournment – Next Meeting Date: Wednesday, August 5, 2026 at 5:30 p.m.

Resolution #7

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:29 p.m. until Wednesday August 5, 2026 or at the call of the Chair.

CARRIED

Lynda Carleton, Chair

Christine Hickey, Secretary-Treasurer

PUBLIC NOTICE APPLICATION FOR CONSENT

Pursuant to Ontario Regulation 197/96
As amended by O.Reg 547/06

TAKE NOTICE that the Central Almaguin Planning Board (CAPB) will be
Considering an Application for Consent under Section 53 of the Planning Act and
adjacent property owners (within 200 feet) will be notified by mail and notice posted for
the Proposed Consent.

FILE – B006/26 Machar

THE PURPOSE AND EFFECT of the proposed consent is to create one (1) lot which
will have:
172m (+/-) Frontage on Simpson's Hill Road with a Depth of 178m (+/-) and an area of
3.5ha (+/-).
Retained lot will be an area of 35.5ha (+/-)

THE SUBJECT LANDS ARE LOCATED at Concession 9, Lot 13, with an address of
324 Simpson's Hill Road, Township of Machar, District of Parry Sound.

If you wish to be notified of the Decision of the CAPB in respect of the Proposed
Consent, you must make Written Request to the CAPB at the Address Below by **August
5, 2026** before 5:30 pm, the Public Meeting Date.

It is noted that in accordance with Section 53 (19) of the Planning Act, an appeal may
only be submitted by the applicant, the Minister, a specified person or public body.
If a specified person or public body that files an appeal of the decision of the Central
Almaguin Planning Board in respect of the proposed consent does not make an oral or
written submissions to the Planning Board before it gives or refuses to give provisional
consent, the Ontario Land Tribunal may dismiss the appeal.

Please contact the CAPB Office for meeting information.

Additional Information on the Application is available at the CAPB office.

Please Quote File B006/26 Machar

DATED AT THE CAPB OFFICE THIS 17th DAY OF July 2026

Christine Hickey, Secretary - Treasurer

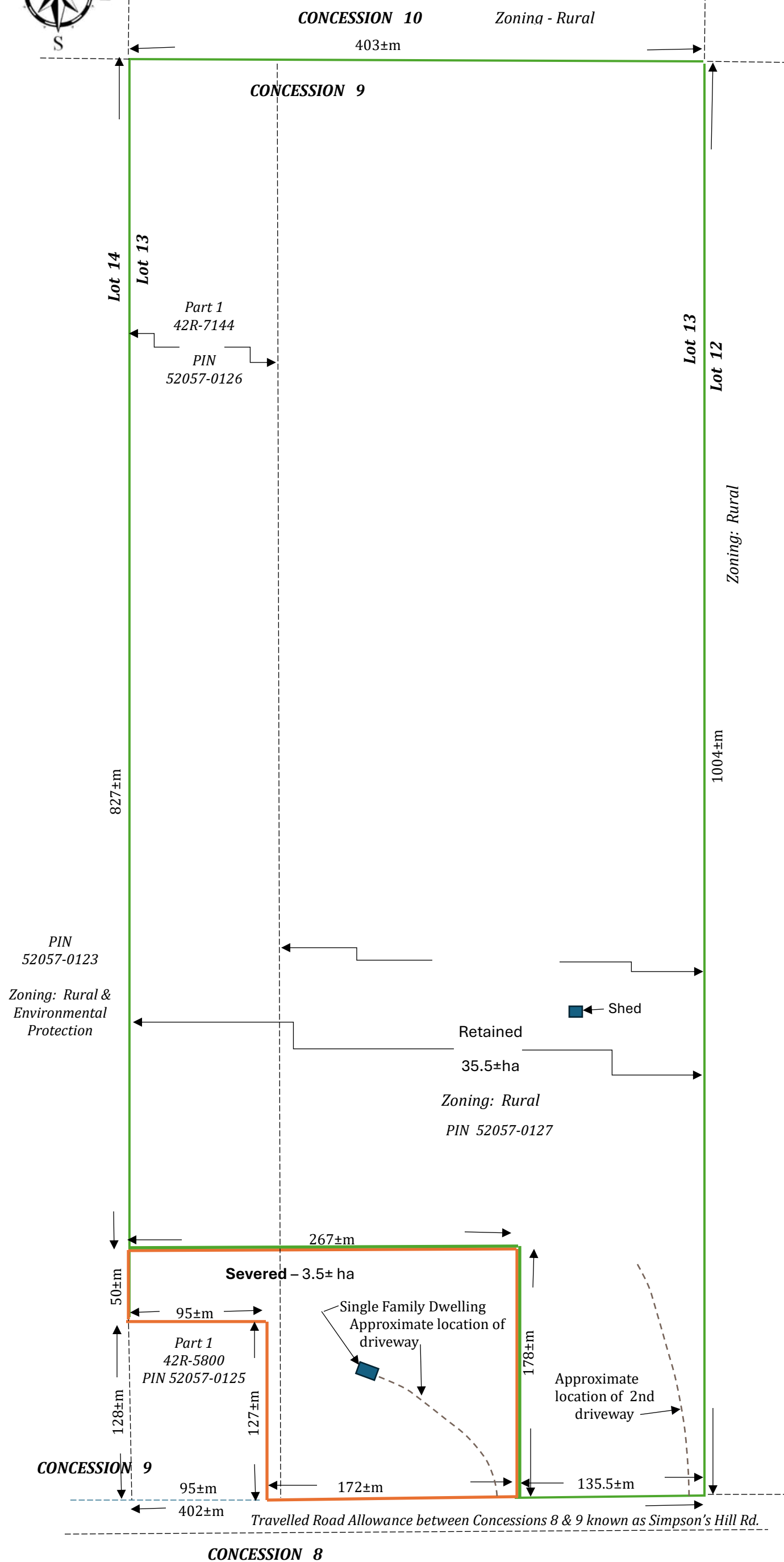
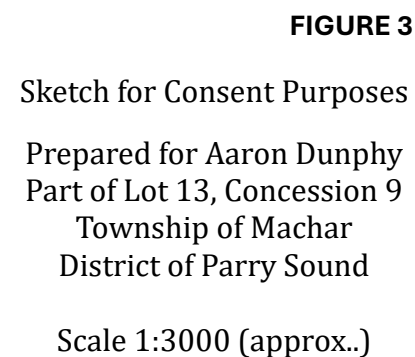
63 Marie St, P. O. Box 310

South River, ON POA 1X0

Phone: 1-705-386 – 2573

Wednesdays only: 11:30 a.m. to 4:00 p.m.

admin@centralapb.ca



PROPERTY DESCRIPTION: Part of Lot 13, Concession 9, being Part 1 deposited Plan 42R-7144 described in PIN 52057-0126(LT); Lot 13, Concession 9, except Part 1, 42R-5800 and Part 1, 42R-7144 described in PIN 52057-0127 (LT), Township of Machar, District of Parry Sound municipally known as 324 Simpson's Hill Road

METRIC: Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048.

CAUTION: This is not a plan of survey and shall be used only for the purposes indicated hereon. Distances and areas shown on this plan have been derived from underlying plans of survey. NO field measurement has been completed to verify accuracy.



PUBLIC NOTICE APPLICATION FOR CONSENT

Pursuant to Ontario Regulation 197/96

As amended by O.Reg 547/06

TAKE NOTICE that the Central Almaguin Planning Board (CAPB) will be Considering an Application for Consent under Section 53 of the Planning Act and adjacent property owners (within 200 feet) will be notified by mail and notice posted for the Proposed Consent.

FILE – B007/26 South River

THE PURPOSE AND EFFECT of the proposed consent is to create one (1) lot which will have:

71.03m (+/-) Frontage on Ena Avenue with a Depth of 40.24m (+/-) and an area of .286ha (+/-).

Retained lot will be an area of .081ha (+/-)

THE SUBJECT LANDS ARE LOCATED at 36 Ena Avenue, Village of South River, District of Parry Sound.

If you wish to be notified of the Decision of the CAPB in respect of the Proposed Consent, you must make Written Request to the CAPB at the Address Below by **August 5, 2026** before 5:30 pm, the Public Meeting Date.

It is noted that in accordance with Section 53 (19) of the Planning Act, an appeal may only be submitted by the applicant, the Minister, a specified person or public body. If a specified person or public body that files an appeal of the decision of the Central Almaguin Planning Board in respect of the proposed consent does not make an oral or written submissions to the Planning Board before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Please contact the CAPB Office for meeting information.

Additional Information on the Application is available at the CAPB office.

Please Quote File B007/26 South River

DATED AT THE CAPB OFFICE THIS 17th DAY OF July 2026

Christine Hickey, Secretary - Treasurer

63 Marie St, P. O. Box 310

South River, ON POA 1X0

Phone: 1-705-386 – 2573

Wednesdays only: 11:30 a.m. to 4:00 p.m.

admin@centralapb.ca

Ena Ave

Bogart St.

39 Riverside Ave.

Ena Ave.

71.03 m

40.24 m

Newly purposed lot

20.14 m

11.30 m

6.70 m

132'-00"

4.93 m

10.9 m

36 Ena Ave.

6.26 m

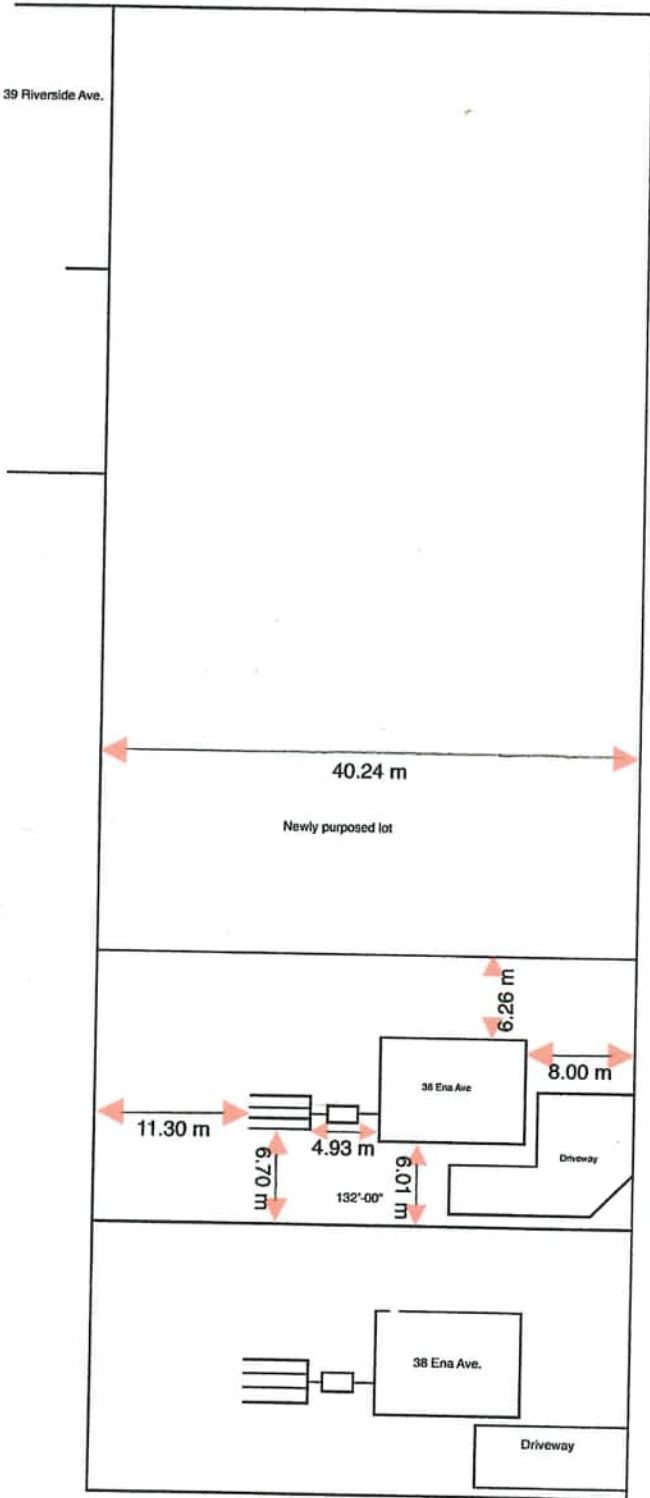
8.00 m

Driveway

38 Ena Ave.

Driveway

Floor 1



CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310
South River Ontario P0H 1X0
705-386.2573 Email: admin@centralapb.ca
Website: http://capb.ca

AN APPLICATION FOR CONSENT UNDER SECTION 53 OF THE *PLANNING ACT, R.S.O. 1990 c.P.13*

FILE # B 008 / 26 Joly

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Cindy Preston Alan Wade

Phone #: Home: _____ Mobile: _____ Business: _____

Mailing Address: _____

Postal Code: _____ Email Address: _____

Agent for the Applicant

The property owner(s) may appoint a person or an agent to act on their behalf for processing this application and attending the meeting at which it will be considered, or a person who is to be contacted about the application for communication. This may be a person or firm acting on behalf of the property owner(s). Owner authorization is required in Section 11 of this form if the applicant is an agent appointed by the owner.

Name of Contact Person/Agent: Alan Wade

Phone #: Home: _____ Mobile: _____ Business: _____

Address: _____

Postal Code: _____ Email Address: _____

2. LOCATION OF THE SUBJECT LAND (District of Parry Sound)

Tax Roll Number: 4951-000001-34020-0000

Municipality / Unincorporated Township: Joly

Municipal Address (Civic Address): 871 Forest Lake Road Sundridge

Legal Description: Concession: 10 Lot Number: 3 Registered Plan: 42R 7003

Lot(s): _____ Reference Plan: _____ Part(s): _____

Parcel Number: _____ PIN: _____

IMPORTANT: If there are **existing easements or restrictive covenants** affecting the subject land, provide the legal description and its effect to the subject land. Attach a copy of relevant documentation.

3. PURPOSE OF THE APPLICATION:

3.1 Type and Purpose of proposed transaction(s) that requires the Consent:

☒ Create a new lot (or re-establish an existing parcel) / _____ Lot Addition / _____ Easement

Other: Charge _____ / Release a Mortgage _____ Lease _____

3.2 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:

3.3 If a lot addition, identify the lands to which the parcel will be added _____

3.4 Mortgage, Charges or other Encumbrances: Name _____

Mailing Address _____

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

(Complete each Section in order that your application can be processed. Incomplete applications may be delayed.)

(If 2 new lots are proposed, split the SEVERED section and apply appropriate dimensions and information through Sections 4.1 through

4.1 Description / Size	SEVERED	RETAINED
Frontage (m)	26.5	24.384
Depth (m)	304.8	1014
Area (ha)	2 acres	22 acres
4.2 Existing Use of Property:	Residential	Residential
4.3 Existing Building or Structures and date of construction	House 1991 Garage 1992	House 1985 Barn. 1986

4.4 Proposed Use of the Severed and Retained Parcels	Residential	Residential
4.5 Road Access: Provincial highway MANDATORY: <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year	yes Forest Lake Rd.	yes Forest Lk Road.
Municipal Road, seasonally maintained		
Other Public Road (e.g. Local Roads Board)		
Right of Way / Easement* (IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY advise the status of the easement (permanent registered or prescriptive), name who owns the land or road, who is responsible for its maintenance and whether it is seasonal or year round.		
MNRF Road Allowance [<i>Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550</i>]		
4.6 Water Access Lots: Describe the parking and docking facilities to be used and the approximate distance of these facilities for the subject land and the nearest public road.		

4.7 Water Supply	SEVERED	RETAINED
Publicly owned and operated piped water system		
Privately owned and operated individual well	yes	yes
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?		

<i>[Is the lake deemed by the Ministry of the Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load ? **1-800-461-6290 for enquiries]</i>		
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4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	YES	YES
Privately owned and operated communal septic tank		
Privy		
Other Means (e.g. Advanced Treatment System) ** <i>(Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)</i>		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	YES	YES
School Bussing	YES	YES
Garbage Collection	no	no

4.10 If access to the subject land is by private road or right of way was indicated in section 4.4, indicate who owns the land or the road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

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5. LAND USE

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

Residential Ru

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

Residential Ru

If the subject land covered by a Minister's Zoning Order, what is the Plan and registration number?

5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the boxes that apply.

Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard <i>[MANDATORY: Attach MDS work sheets from OMAFRA]</i>	no	
A landfill	no	
A sewage treatment plant or waste stabilization plant	no	
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	no	
A provincially significant wetland within 120 meters of the subject land <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	no	
Flood Plain	no	
A rehabilitated mine site	no	
A non-operating mine site within one kilometer of the subject land	no	
An active mine site	no	
An industrial or commercial use, and specify the use (eg gravel pit)	no	
An active railway line	no	
Utility corridors (Natural Gas / Hydro)	no	
A municipal or federal airport	no	

6. HISTORY OF SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act? ☒ NO YES UNKNOWN

If yes, and if known, please provide the application file number and the decision made on the application.

Year the property was created? (if known) _____

6.2 If this application is a re-submission of a previous consent application, what is the original consent application number and how has it been changed from the original application?

7. CURRENT APPLICATION

7.1 Is the subject land currently the subject land of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry of Municipal Affairs and Housing for approval?

☒ NO YES UNKNOWN

If yes and if known, specify the file number and status of the application

7.2 Is the subject land the subjection of an application for a Zoning By-law Amendment, Minister's Zoning Order amendment, Minor Variance, Consent or approval of a Plan of Subdivision?

NO YES UNKNOWN

If yes and if known, specify the file number and status of the application.

8. SKETCH: The application MUST BE ACCOMPANIED BY A *SKETCH / SITE PLAN showing the following:

- a. The boundaries and dimensions of the subject land proposed to be severed as well as the parcel to be retained, including the location of existing structures and driveway(s), other permanent features.
- b. The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- c. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- d. The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tank.
- f. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way
- g. If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- h. The location and nature of any easement affecting the subject land

9. OTHER INFORMATION: Is there any other information that you think may be useful to the Board or other agencies reviewing the application? If so, explain below or attached on a separate page.

10. AFFIDAVIT OR SWORN DECLARATION (all applicant(s))

I, Cindy Preston OF THE Township of Joly
IN THE DISTRICT OF Parry Sound, MAKE OATH AND SAY THAT THE INFORMATION
CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS
THAT ACCOMPANY THIS APPLICATION IS TRUE.

SWORN OR DECLARED BEFORE ME

AT THE Village of Sundridge

IN THE District OF Parry Sound

THIS 22 DAY OF July, 2020

[Signature]

A COMMISSIONER OF OATHS

Cindy Preston
Applicant

**Robyn Ferrante, Deputy Clerk
Commissioner of Oaths
Village of Sundridge**

11. AUTHORIZATION OF AGENT (if applicable)

11.1 If the applicant is not the owner of the land subject in this application, written authorization of the property owner authorizing the particular person to act as their agent to make the application and represent them at the meeting when the Board considers this matter, must be submitted with this application form OR the authorization section below be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, Cindy Preston, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE Alan Wade

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: 07/22/2026 SIGNATURE OF PROPERTY OWNER Cindy Preston

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

APPOINTMENT AND AUTHORIZATION OF AN AGENT AND CONSENT TO PROVIDE PERSONAL INFORMATION

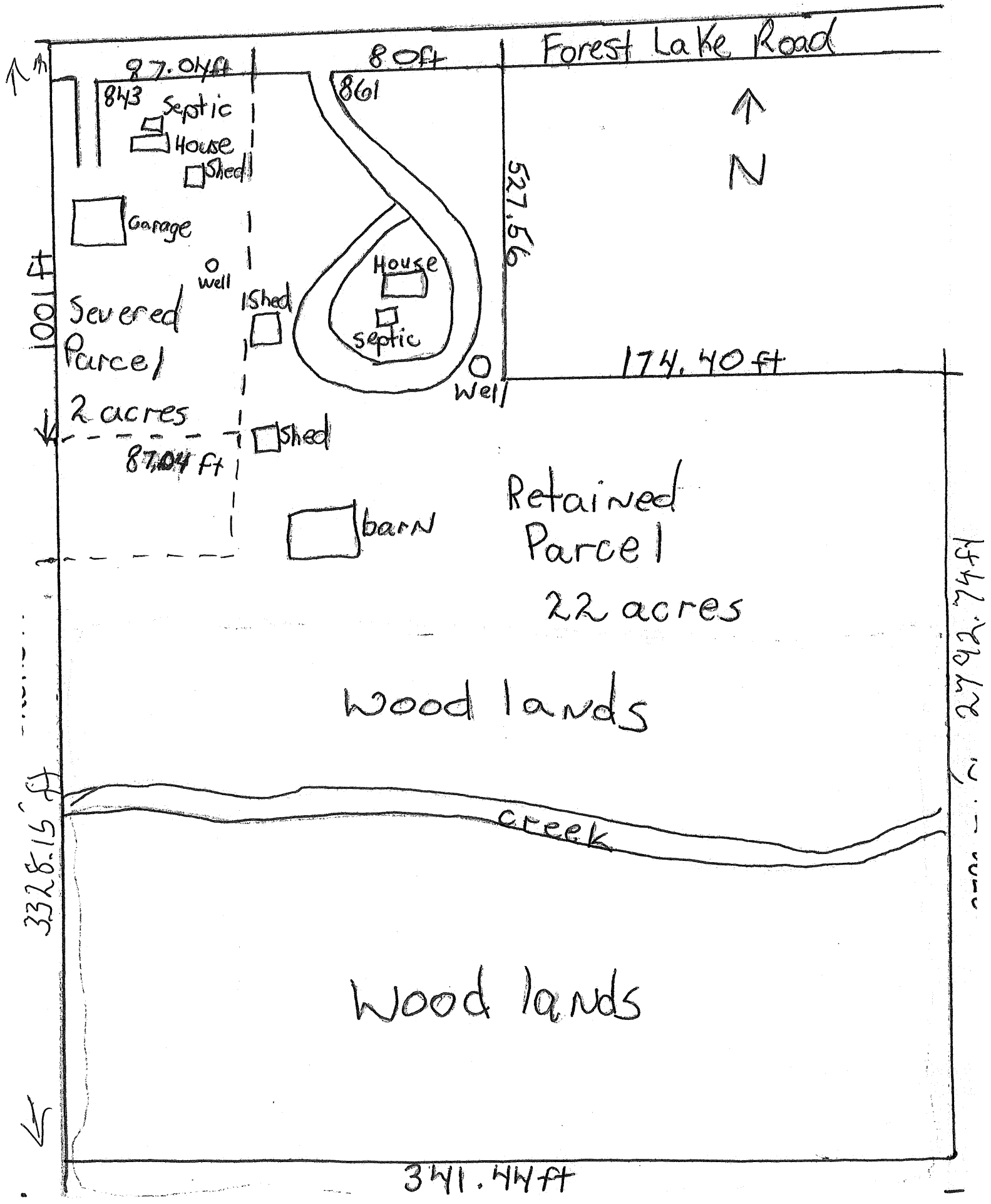
I, Cindy Preston, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE Alan Wade TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED 07/22/2026 SIGNATURE OF PROPERTY OWNER Cindy Preston

12. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I/WE Cindy Preston / Alan Wade, AM/ARE THE OWNER(S) OF THE LAND THAT IS THE SUBJECT OF THIS CONSENT APPLICATION AND FOR THE PURPOSES OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PERSONAL PRIVACY ACT, I/WE AUTHORIZE AND CONSENT TO THE USE BY OR THE DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE PLANNING ACT FOR THE PURPOSES OF PROCESSING THIS APPLICATION.

DATED 07/22/2026 SIGNATURE OF PROPERTY OWNER Cindy Preston



Forest Lake Road

↑
N

87.04 ft

80 ft

843

Septic

House

Shed

Garage

Well

Shed

House

Septic

Well

527.56

174.40 ft

Severed Parcel

2 acres

87.04 ft

Shed

barn

Retained Parcel

22 acres

Wood lands

creek

Wood lands

341.44 ft

100.14 ft

3328.15 ft

2792.74 ft



PART 1

PLAN

42R-4600

CONCESSION

XI

ROAD ALLOWANCE BETWEEN
CONCESSIONS X & XI (TRAVELLED)

100.584 (PARCEL
20587 P.S.S. &
SET 1)

3°08'10"E (42R-6780 & ASSUMED
195.877

400.727 (42R-6780)
104.207

400.558 (MEAS.)
100.474

N 68°08'10"E

195.877

S18

N 68°08'10"E 104.097

S18

1 W CORNER
OT 3, CON X
D. S.S. 1 B
2R-4600)

CONCESSION

10.0585

X

10.0585
N 68°08'10"E
50.892
FD 5518
42R-6780

N 20°16'10"W
(42R-6780 & MEAS.)

160.934

PART 1 42R-6780
PARCEL 20588 P.S.S.

N 20°16'10"W
(42R-6780 & MEAS.)

160.934

FD 1 B
(42R-6780)

FD 3
(42R-6780)

1020.9345

P.S.S. & SET 1
538.7585

EL TO THE EAST LIMIT OF LOT 3, PARCEL 20587
N 20°16'10"W

628.700

S.S.

1

3

LOT

P.S.S.S.

2

CONCESSION

IX

4

2

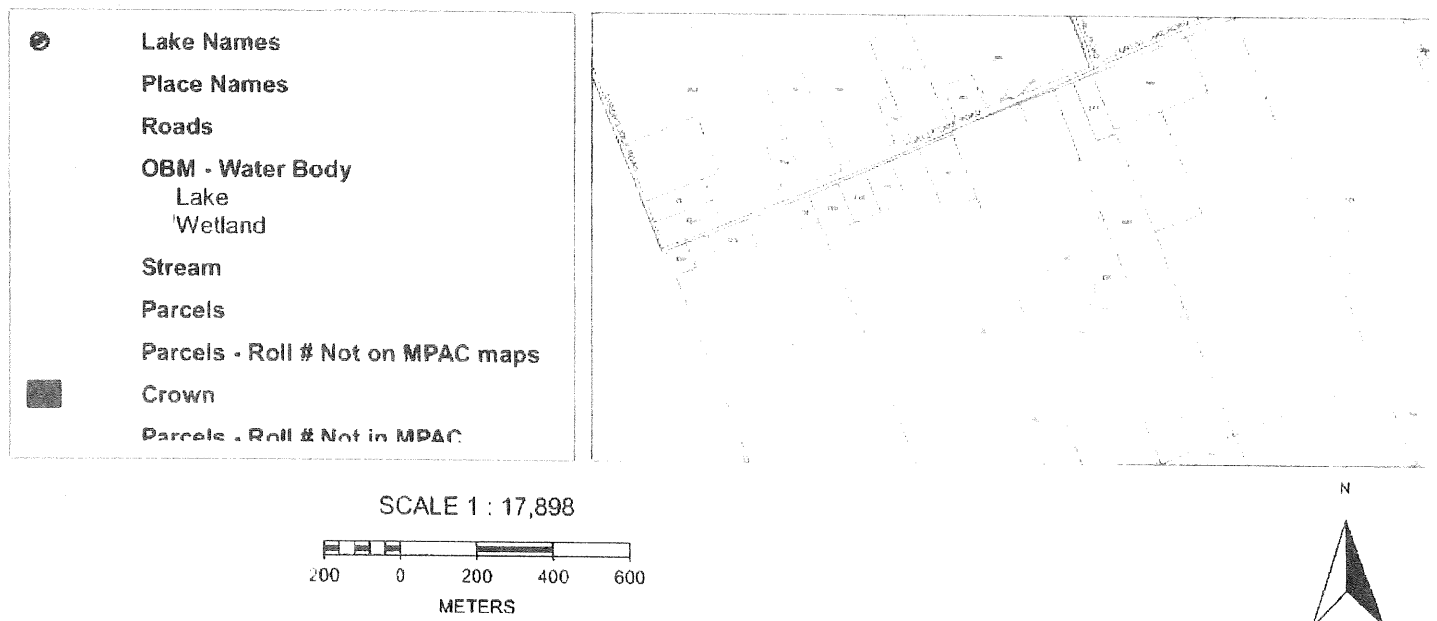
470.778

657.713

10°16'10"W

FENCE

Joly





TOWNSHIP OF JOLY

P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

July 14, 2026

RESOLUTION

Resolution # 2026-237

Agenda Item # 8.3.2 861 Forest Lake RD

Moved By : Tom Bryson

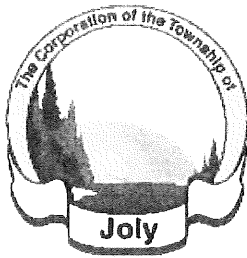
Seconded By : Chris Nicholson

NOW THEREFORE BE IT RESOLVED THAT:

"Council for the Corporation of the Township of Joly hereby receives report on 861 Forest Lake Road and supports in principle the property owners plans for a future consent on 861 Forest Lake Road provided the served lot also meets the minimum lots size."

Carried

Mayor
Township of Joly



Office Use Only

File No. _____
Variance from By-law No. _____
Date Submitted _____
Date Fee Received _____
Date Application Deemed _____
Complete _____
Roll No. _____

Township of Joly Application for

☐ **Minor Variance s. 45 (1)** ☐ **Permission s. 45 (2)**

(Section 45 (1) & (2) of the Planning Act, R.S.O. 1990, c. P.13, as amended)

The undersigned hereby applies to the Committee of Adjustment for the Township of Joly under section 45 of the Planning Act for relief, as described in this application, from By-law No 2018-009.

1.0 Applicant Information

Registered Owner(s):

Cindy Desmarais

(Please indicate Name(s) exactly as shown on the Transfer/Deed of Land)

Address:

Phone (home):

Phone (cell):

2.0 Agent Information

Authorized Agent (if any):

Address:

Phone (home):

Phone (cell):

Email:

Phone (work):

Fax:

3.0 Legal Description/Location of the Subject Land

District <i>Perry Sound South Section</i>	Township <i>Joly</i>	Village/Town/City <i>Sundridge</i>
Concession Number(s) <i>10</i>	Lot Number(s) <i>7</i>	Legal Description
Registered Plan Number	Lot(s)/Block Number	Civic Address
Reference Plan Number	Part Number(s)	Are there any easements or restrictive covenants affecting the property?
Date subject land was purchased by current owner:		

4.0 Land Use, Zoning and Official Plan Designation

Criteria	Subject Property:
Official Plan Designation ¹ (eg. Rural, Shoreline Residential)	<i>RU</i>
Zoning Classification ¹ (eg. Rural (RU), Shoreline Residential (SR))	<i>RU</i>
Existing Use (eg. Seasonal Residential, Open Space)	<i>Residential</i>
Length of Time Existing Uses have continued	<i>20 years</i>
Proposed Use (eg. Permanent Residential, home based business)	<i>Permanent residential</i>
¹ Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification	

5.0 Relief Requested from Zoning By-law

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2018-009	Zone Provision/Standard	Proposed Standard	Relief Required
<i>[Example] Section 7.2(d)</i>	<i>30 m Water Setback</i>	<i>27 m Water Setback</i>	<i>3 meters</i>

6.0 Purpose/Reason of the Application

Please describe the proposal and explain why it is not possible to comply with the zone provisions/standard set out in the Township's Zoning By-law (If additional space is required, please attach a separate sheet)

We have a lot that has two houses,
two separate driveways & two separate
911 addresses.

We have 157 feet frontage so we need
a minor variance to separate the lots so
that we would be able to sell one of
the houses.

7.0 Property Characteristics, Access and Servicing Information

Lot Area		(acres, hectares, ft ² , m ²)
Lot Depth		(feet/metres)
Lot Frontage		(feet/metres)

Access to Subject Property		☒ Existing or	☐ Proposed
☒ Municipal Road – maintained year round	☐ Private Road		
☐ Water	☐ Right-of-way		
☐ Provincial Highway			
☐ Other Public Road (specify):			
Name of Road/Street: <u>Forest Lake Road</u>			
If access to the land is by water only:			
Where are parking and docking facilities:			
Approximate distance from subject land:			
Approximate distance from nearest public road:			

7.0 Property Characteristics, Access and Servicing Information (Continued)

Please provide a brief description of the property taking into account factors such as: soil type and depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also, please include a description of the use of lands surrounding the lot.

We have a mostly rectangular lot consisting of 24 acres. The lot is mostly flat with a creek running through the back portion of the property, with woodlands and a hill section at the very back part of the property. Road frontage is 167 ft, the length of the lot is 3328.15 ft and the width at the back of the lot is 344.44 ft.

Water Supply: ☐ Existing ☐ Proposed	Please identify the type of water supply servicing the subject property: ☒ Privately-owned/operated individual well ☐ Privately-owned/operated communal well ☐ Publicly-owned/operated piped water system ☐ Lake or other water body ☐ Other (specify): _____
Storm Drainage: ☒ Existing ☐ Proposed	Please identify the type of storm drainage servicing the subject property: ☐ Sewers ☐ Ditches ☐ Swales ☐ Other (specify): _____
Sewage Disposal: ☒ Existing ☐ Proposed	Please identify the type of sewage disposal servicing the subject property: ☒ Privately-owned/operated individual septic system ☐ Privately-owned/operated communal septic system ☐ Publicly-owned/operated sanitary sewage system ☐ Privy ☐ Other (specify): _____

8.0 Existing and Proposed Structures: Dimensions

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). Please note that an up-to-date location survey will be required.

Existing Structures

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Bungalow	816		1	34.4	24.4	20.4	1991
Garage				34.4	24.5	26	1991
Shed				10	10		1995

Please place an asterisk (*) beside any existing structure that will be demolished.

Lot Coverage

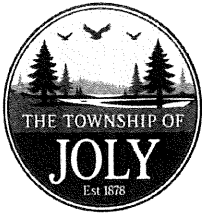
	Existing	Proposed
Principle Use (ie. Dwelling)		
Accessory Structures		
Total		

Proposed Structures

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	☐	☒			
Bedrooms	☐	☒			
Bathrooms	☐	☒			
New Plumbing Fixtures	☐	☒			



871 Forest Lake Road
P.O. Box 519, Sundridge, Ontario P0A 1Z0

Telephone (705) 384-5428
Municipal.admin@townshipofjoly.com

DATE: July 14th 2026

SUBJECT: Acceptance of Minor Variance in principle in order to complete application

INITIATED BY: Katey Brimacombe

STATEMENT ON THE SUBJECT:

The requested variance is necessary to permit **lot 843-861 Forest Lake Road to be severed as there are two houses on one lot currently**. I believe the proposal satisfies the four tests for a Minor Variance under the *Planning Act* for the following reasons:

1. The proposed use is desirable for the appropriate development or use of the land, building, or structure.

The proposed development will improve the functionality and usability of the property while remaining compatible with the surrounding neighbourhood. It represents a reasonable improvement that will benefit the property without creating adverse impacts on neighbouring properties or the community.

2. The proposal represents appropriate development or use of the land.

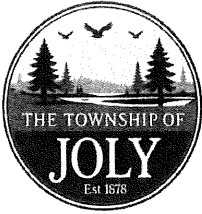
The proposed variance is minor in nature and is proportionate to the existing development on the property. The design has been carefully considered to minimize impacts related to privacy, sunlight, drainage, traffic, and neighbourhood character. The proposal is consistent with the established pattern of development in the area and maintains compatibility with adjacent properties.

3. The general intent and purpose of the Zoning By-law is maintained.

Although the proposal requires relief from specific zoning provisions, it continues to respect the overall objectives of the Zoning By-law. The development maintains the intent of regulating land use, protecting neighbouring properties, and ensuring orderly development while allowing a reasonable degree of flexibility for site-specific circumstances.

4. The general intent and purpose of the Official Plan is maintained.

The proposal supports the Official Plan's objectives by encouraging appropriate residential development, efficient use of existing infrastructure, and compatible infill or redevelopment where applicable. It contributes positively to the neighbourhood while maintaining the character, stability, and long-term planning vision established by the Official Plan.



**871 Forest Lake Road
P.O. Box 519, Sundridge, Ontario P0A 1Z0**

Telephone (705) 384-5428
Municipal.admin@townshipofjoly.com

The lot has 167 Feet of frontage and a minor variance is needed to allow for a reduction in frontage for the two driveways that already exist.

The first retained lot will have 2.4 M for the entrance way and the 2nd lot will have 26.5 m of frontage.

Recommendations

- 1) Approve in principle in order for staff and planner to prepare application and thus allowing the owner to apply for a consent for the property and have each house on its own property.
- 2) Do not allow

It is recommended that this be approved.

Attachment

Application, sketch

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310
South River Ontario P0H 1X0
705-386.2573 Email: admin@centralapb.ca
Website: http://capb.ca

AN APPLICATION FOR CONSENT UNDER SECTION 53 OF THE *PLANNING ACT, R.S.O. 1990 c.P.13*

FILE # B009 / 26 Strong

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Dennis Scott Brandt

Phone #: Home: _____ Mobile: _____ Business: _____

Mailing Address: _____

Postal Code: _____ Email Address: _____

Agent for the Applicant

The property owner(s) may appoint a person or an agent to act on their behalf for processing this application and attending the meeting at which it will be considered, or a person who is to be contacted about the application for communication. This may be a person or firm acting on behalf of the property owner(s). Owner authorization is required in Section 11 of this form if the applicant is an agent appointed by the owner.

Name of Contact Person/Agent: E.J. Williams Surveying Limited

Phone #: Home: _____ Mobile: _____ Business: _____

Address: 387 Muskoka Rd 3 N., Huntsville, ON

Postal Code: P1H 1C5 Email Address: _____

2. LOCATION OF THE SUBJECT LAND (District of Parry Sound)

Tax Roll Number: 4946 0060 120 1000

Municipality / Unincorporated Township: Strong

Municipal Address (Civic Address): 385 Muskoka Rd.

Legal Description: Concession: 6 Lot Number: 11 & 12 Registered Plan: _____

Lot(s): _____ Reference Plan: _____ Part(s): _____

Parcel Number: 12093 & 12094 SS PIN: 52076-0079 & 52076-0085

IMPORTANT: If there are **existing easements or restrictive covenants** affecting the subject land, provide the legal description and its effect to the subject land. Attach a copy of relevant documentation.

Not Applicable

3. PURPOSE OF THE APPLICATION:

3.1 Type and Purpose of proposed transaction(s) that requires the Consent:

X Create a new lot (or re-establish an existing parcel) / ____ Lot Addition / ____ Easement

Other: Charge ____ / Release a Mortgage ____ Lease ____

3.2 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:
Unknown

3.3 If a lot addition, identify the lands to which the parcel will be added Not Applicable

3.4 Mortgage, Charges or other Encumbrances: Name Not Applicable

Mailing Address _____

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

(Complete each Section in order that your application can be processed. Incomplete applications may be delayed.

(If 2 new lots are proposed, split the SEVERED section and apply appropriate dimensions and information through Sections 4.1 through

4.1 Description / Size	SEVERED	RETAINED
Frontage (m)	245±m SLF	310±m SLF
Depth (m)	153±m Irregular	298±m Irregular
Area (ha)	1.6±ha	6.8±ha
4.2 Existing Use of Property:	Recreational	Vacant
4.3 Existing Building or Structures and date of construction	Recreational Dwelling – 2007	Vacant

4.4 Proposed Use of the Severed and Retained Parcels	Recreational	Vacant – Unknown
4.5 Road Access: Provincial highway MANDATORY: <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year	X Muskoka Road	X – Muskoka Road
Municipal Road, seasonally maintained		
Other Public Road (e.g. Local Roads Board)		
Right of Way / Easement* (IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY advise the status of the easement (permanent registered or prescriptive), name who owns the land or road, who is responsible for its maintenance and whether it is seasonal or year round.	Not Applicable	Not Applicable
MNRF Road Allowance [<i>Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550</i>]		
4.6 Water Access Lots: Describe the parking and docking facilities to be used and the approximate distance of these facilities for the subject land and the nearest public road. Not Applicable		

4.7 Water Supply	SEVERED	RETAINED
Publicly owned and operated piped water system		
Privately owned and operated individual well	X	X – If developed
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?	No	No

<i>[Is the lake deemed by the Ministry of the Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load ? **1-800-461-6290 for enquiries]</i>		
--	--	--

4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	X	X – If developed
Privately owned and operated communal septic tank		
Privy		
Other Means (e.g. Advanced Treatment System) ** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	X	X
School Bussing	X	X
Garbage Collection		

4.10 If access to the subject land is by private road or right of way was indicated in section 4.4, indicate who owns the land or the road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

Not Applicable

5. LAND USE

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

Rural Special Policy Area #1 (Amendment No. 8 to Official Plan)

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

Rural

If the subject land covered by a Minister's Zoning Order, what is the Plan and registration number?

5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the boxes that apply.

Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard <i>[MANDATORY: Attach MDS work sheets from OMAFRA]</i>	No	No
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	No	No
A provincially significant wetland within 120 meters of the subject land <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within one kilometer of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use (eg gravel pit)	No	No
An active railway line	No	Yes – 205±m
Utility corridors (Natural Gas / Hydro)	No	No
A municipal or federal airport	No	No

6. HISTORY OF SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act? ☒ NO YES UNKNOWN

If yes, and if known, please provide the application file number and the decision made on the application.

Year the property was created? (if known) 1967

6.2 If this application is a re-submission of a previous consent application, what is the original consent application number and how has it been changed from the original application?

No

7. CURRENT APPLICATION

7.1 Is the subject land currently the subject land of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry of Municipal Affairs and Housing for approval?

NO ☒ YES UNKNOWN

If yes and if known, specify the file number and status of the application

Official Plan Amendment Approved By-Law Number 2026-024 (Attached) Amendment No. 8, Township of Strong

7.2 Is the subject land the subjection of an application for a Zoning By-law Amendment, Minister's Zoning Order amendment, Minor Variance, Consent or approval of a Plan of Subdivision?

☒ NO YES UNKNOWN

If yes and if known, specify the file number and status of the application.

8. SKETCH: The application MUST BE ACCOMPANIED BY A *SKETCH / SITE PLAN showing the following:

- a. The boundaries and dimensions of the subject land proposed to be severed as well as the parcel to be retained, including the location of existing structures and driveway(s), other permanent features.
- b. The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- c. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- d. The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tank.
- f. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way
- g. If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- h. The location and nature of any easement affecting the subject land

9. OTHER INFORMATION: Is there any other information that you think may be useful to the Board or other agencies reviewing the application? If so, explain below or attached on a separate page.

10. AFFIDAVIT OR SWORN DECLARATION (all applicant(s))

I, E.J. Williams, B.Sc., O.L.S., C.L.S. OF THE Town of Huntsville
IN THE DISTRICT OF Muskoka MAKE OATH AND SAY THAT THE INFORMATION
CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS
THAT ACCOMPANY THIS APPLICATION IS TRUE.

SWORN OR DECLARED BEFORE ME

AT THE Town of Huntsville

IN THE District Municipality OF Muskoka

THIS 22nd DAY OF July, 2026

Kathryn I. Kujala

A COMMISSIONER OF OATHS

E.J. Williams

Applicant / Agent

E.J. Williams, B.Sc., O.L.S., C.L.S.

Kathryn Irene Kujala, a Commissioner, etc.,
Province of Ontario for E.J. Williams
Surveying Limited. Expires April 12, 2028

11. AUTHORIZATION OF AGENT (if applicable)

11.1 If the applicant is not the owner of the land subject in this application, written authorization of the property owner authorizing the particular person to act as their agent to make the application and represent them at the meeting when the Board considers this matter, must be submitted with this application form OR the authorization section below be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, Scott Brandt, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE E.J. Williams Surveying Limited

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: July 22/26 SIGNATURE OF PROPERTY OWNER Scott Brandt
Scott Brandt

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

APPOINTMENT AND AUTHORIZATION OF AN AGENT AND CONSENT TO PROVIDE PERSONAL INFORMATION

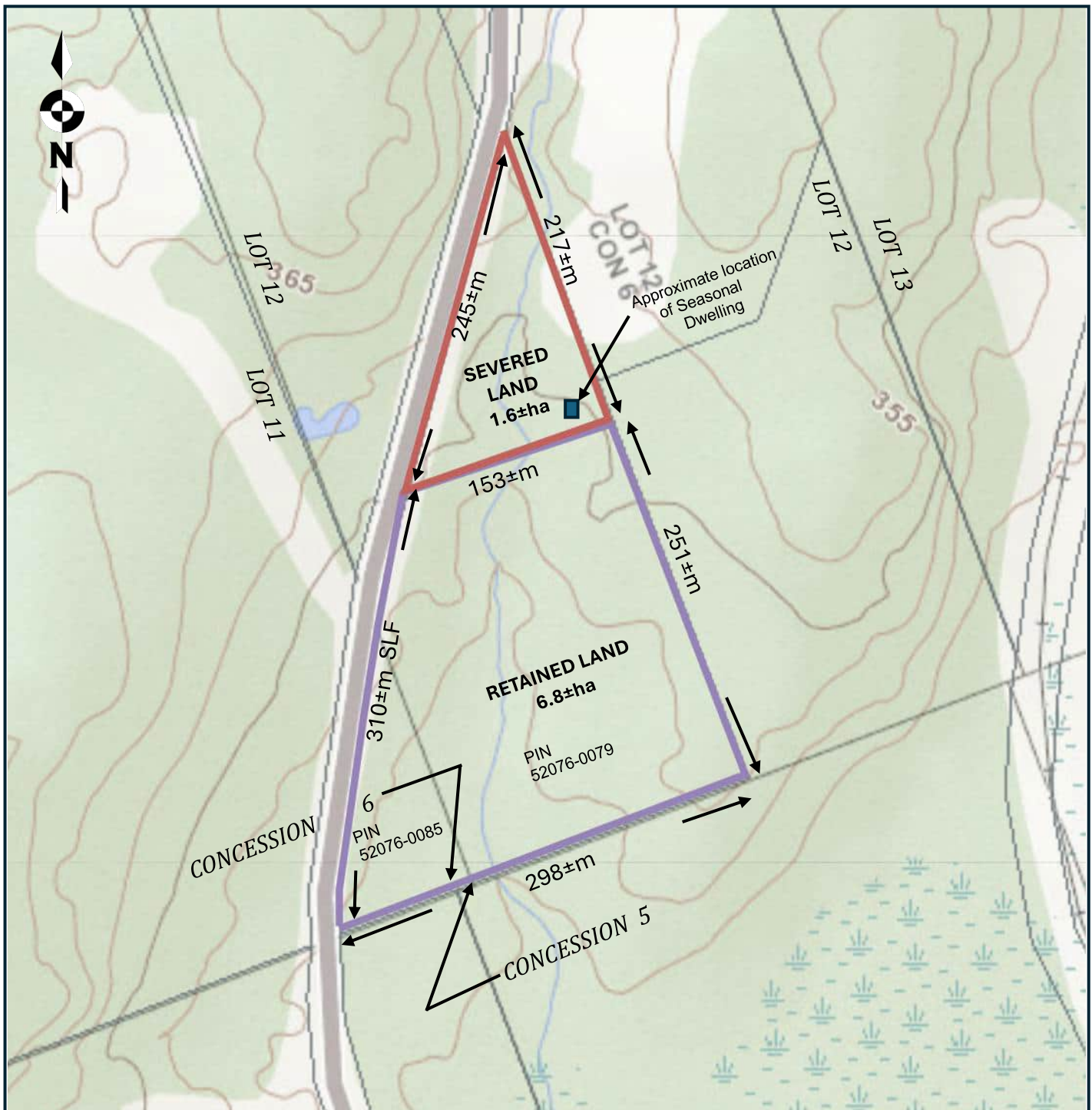
I, Scott Brandt^{SB}, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE E.J. Williams Surveying Limited TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED July 22/26 SIGNATURE OF PROPERTY OWNER Scott Brandt
Scott Brandt

12. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I/WE Scott Brandt, AM/ARE THE OWNER(S) OF THE LAND THAT IS THE SUBJECT OF THIS CONSENT APPLICATION AND FOR THE PURPOSES OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PERSONAL PRIVACY ACT, I/WE AUTHORIZE AND CONSENT TO THE USE BY OR THE DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE PLANNING ACT FOR THE PURPOSES OF PROCESSING THIS APPLICATION.

DATED July 22/26 SIGNATURE OF PROPERTY OWNER Scott Brandt
Scott Brandt



LEGAL DESCRIPTION: PIN: 52076-0085 & 52076-0079; Part of Lots 11 and 12, Concession 6, Township of Strong, District of Parry Sound – Municipally known as 385 Muskoka Road

METRIC: Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048. Distances and areas shown on this plan have been derived from underlying plans of survey. NO field measurement has been completed to verify accuracy.

CAUTION: This is not a plan of survey and shall be used only for the purposes indicated hereon.

ZONING: RURAL
File 1051-25sr – Sheri Brandt

Sketch for Consent Purposes
Prepared for Sheri Brandt

August 2025

Scale: 1:4000 Approximate



ONTARIO LAND SURVEYORS
PLANNERS

BURK'S FALLS HUNTSVILLE SOUTH RIVER

Main Office: 387 Muskoka Rd 3N P1H 1C5

Huntsville, Ontario

Phone: 705-789-4171

Fax: 705-789-1087

Email: info@ejwilliamsurveying.com



28 Municipal Lane,
P.O. Box 1120, Sundridge, Ontario P0A 1Z0
705-384-5819 Fax 705-384-5892
www.strongtownship.com

Township of Strong Council Resolution
February 24, 2026 Regular Meeting
8.0 Discussion Items

**8.1 Pre-Consultation for Consent - 385 Muskoka Road
R2026-082**

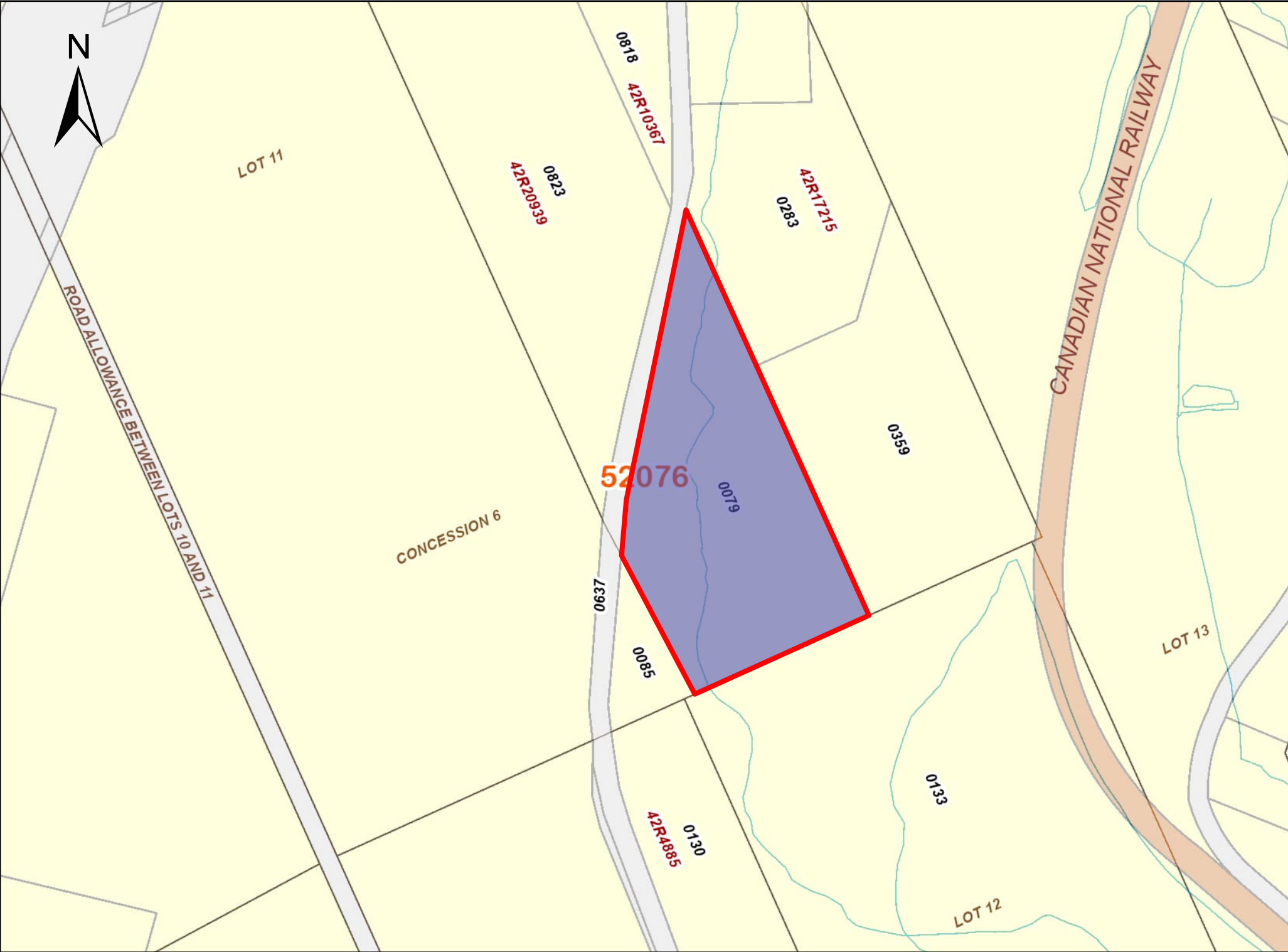
Moved By: Marianne Stickland Seconded by: Jeff McLaren

Be it resolved that the Council for the Township of Strong hereby receive the pre-consultation for proposed severance for lands located at Con. 6 Part Lot 11 & 12 to create one lot – ~6.8 hectares and 310m frontage; and
Hereby receive the pre-consultation memo from MHBC Planning dated February 20, 2026; and

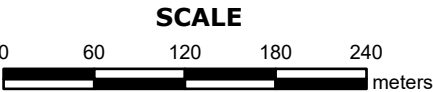
Hereby approve the pre-consultation in principle with the following conditions:

- Official Plan Amendment to Section B1.4.1 c) of the Official Plan is required to permit a new lot on an existing property that does not have a minimum lot area of 10 hectares, to be completed prior to the application for Consent;
- Environmental Impact Study to demonstrate that there will be no negative impacts to the deer wintering area, submitted prior to the application for Consent;
- Usual conditions of the Central Almaguin Planning Board
- Payment of Cash in Lieu of \$500 per lot to the Township of Strong
- Taxes and applicable application fees paid in full

Carried



PRINTED ON 11 AUG, 2025 AT 12:04:17
FOR KATHRYN01



PROPERTY INDEX MAP
PARRY SOUND(No. 42)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

**REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

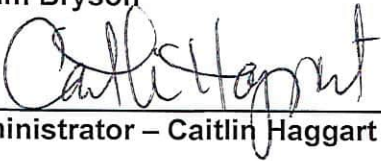


**Amendment No. 8 to the
Official Plan of the
Township of Strong**

The attached explanatory text and Schedule "A" constituting Amendment Number 8 to the Official Plan for the Township of Strong, was prepared and adopted by the Council of the Corporation of the Township of Strong, by By-law Number 2026-024, in accordance with the provisions of Sections 17, 21 and 22 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.



Mayor – Tim Bryson



Clerk Administrator – Caitlin Haggart

THIS IS A CERTIFIED COPY OF THE
ORIGINAL DOCUMENT THAT HAS
NOT BEEN ALTERED IN ANY WAY
SIGNED



Commissioner for taking oaths
as set out by R.S.O. 1990, c.C.17

July 2/26

The Corporation of the Township of Strong

By-Law No. 2026-024

**A By-law to Adopt
An Amendment to the Official Plan of the
Township of Strong OPA No. 8
(Dennis Scott Brandt)**

Whereas The Corporation of Strong is empowered to Amend its Official Plan as required;

And Whereas Sections 17, 21, and 22 of the *Planning Act*, R.S.O 1990, Chapter P.13, as amended, provide Council such authority to amend its Official Plan;

And Whereas Council has considered the appropriateness of amending the Official Plan in regard to lands within;

And Whereas the Council of the Corporation of the Township of Strong deems it necessary and desirable to adopt an amendment to the Official Plan of the Township of Strong;

Now Therefore the Council of the Corporation of the Township of Strong enacts as follows:

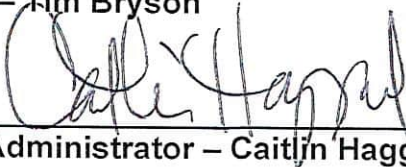
1. That the attached explanatory text and Schedule "A", which constitute Amendment No. 8 to the Official Plan, is hereby adopted; and,
2. That this By-law shall come into effect upon the date of passage therefore subject to the provisions of the *Planning Act* R.S.O 1990, C. P. 13, as amended.

By-Law read a first, second and third time, and passed this 9th day of June, 2026.

The Corporation of the Township of Strong



Mayor – Tim Bryson



Clerk Administrator – Caitlin Haggart

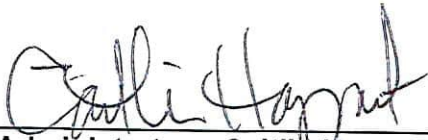
THIS IS A CERTIFIED COPY OF THE
ORIGINAL DOCUMENT THAT HAS
NOT BEEN ALTERED IN ANY WAY
SIGNED


Commissioner for taking oaths
as set out by R.S.O. 1990, c.C.17

July 2/26

Certification

Certified that the above is a true copy of By-law No. 2026-024 as enacted and passed by Council of the Corporation of the Township of Strong on the 9th day of June, 2026.


Clerk Administrator – Caitlin Haggart

THIS IS A CERTIFIED COPY OF THE
ORIGINAL DOCUMENT THAT HAS
NOT BEEN ALTERED IN ANY WAY
SIGNED



Commissioner for taking oaths
as set out by R.S.O. 1990, c.C.17

July 4/26

**Official Plan Amendment
Dennis Scott Brandt
385 Muskoka Road**

**Section 1 – Proposed Official Plan
Amendment**

Part I - The Preamble

1.0 The Title

This Amendment shall be known as
Amendment No. 8
to the Official Plan
for The Township
of Strong

2.0 Components of the Document

Part I - The Preamble is included for information purposes and is not an operative part of this Official Plan Amendment.

Part II – The Official Plan Amendment, comprising text, and Schedule 'A' constitute Amendment No. 8 to the Official Plan for the Township of Strong.

3.0 Purpose of this Amendment

The purpose and effect of Amendment No. 8 to the Official Plan for the Township of Strong is to permit one new lot on the subject property where the Consent policies within the Official Plan do not permit a new lot to be created based on the existing lot area. The subject property has a lot area of 6.8 hectares and Section B1.4.1 c) of the Official Plan requires a minimum lot area of 10 hectares in order for one new lot to be created.

4.0 Location

The lands subject to this Amendment are 385 Muskoka Road in the Township of Strong, District of Parry Sound.

Part II - The Official Plan Amendment

1.0 General Information

1.1 Introduction

All of this part of the document entitled "Part II – the Official Plan Amendment", consisting of the following text and Schedule 'A', attached hereto and forming part of this Section, constitutes Amendment No.8 to the Official Plan for the Township of Strong.

2.0 Official Plan Amendment

- (1) The Official Plan for the Township of Strong is further hereby amended by adding "Section B1.9.1 - Rural Special Policy Area #1 – 385 Muskoka Road";
- (2) Schedule A to the Official Plan for the Township of Strong – Land Use is hereby amended by adding the land subject to this amendment, which is described as 385 Muskoka Road; and,
- (3) The Official Plan for the Township of Strong is further hereby amended by adding the following:

B1.9 - Exceptions

B1.9.1 – Rural Special Policy Area #1

The Rural Special Policy Area #1 designation applies to the property located at PCL 52076; LT 12 CON 6; STRONG and is shown on Schedule 'A' of the Official Plan.

Notwithstanding the lot creation policies contained within Section B1.4.1 c) of the Official Plan, one new severed lot shall be permitted.

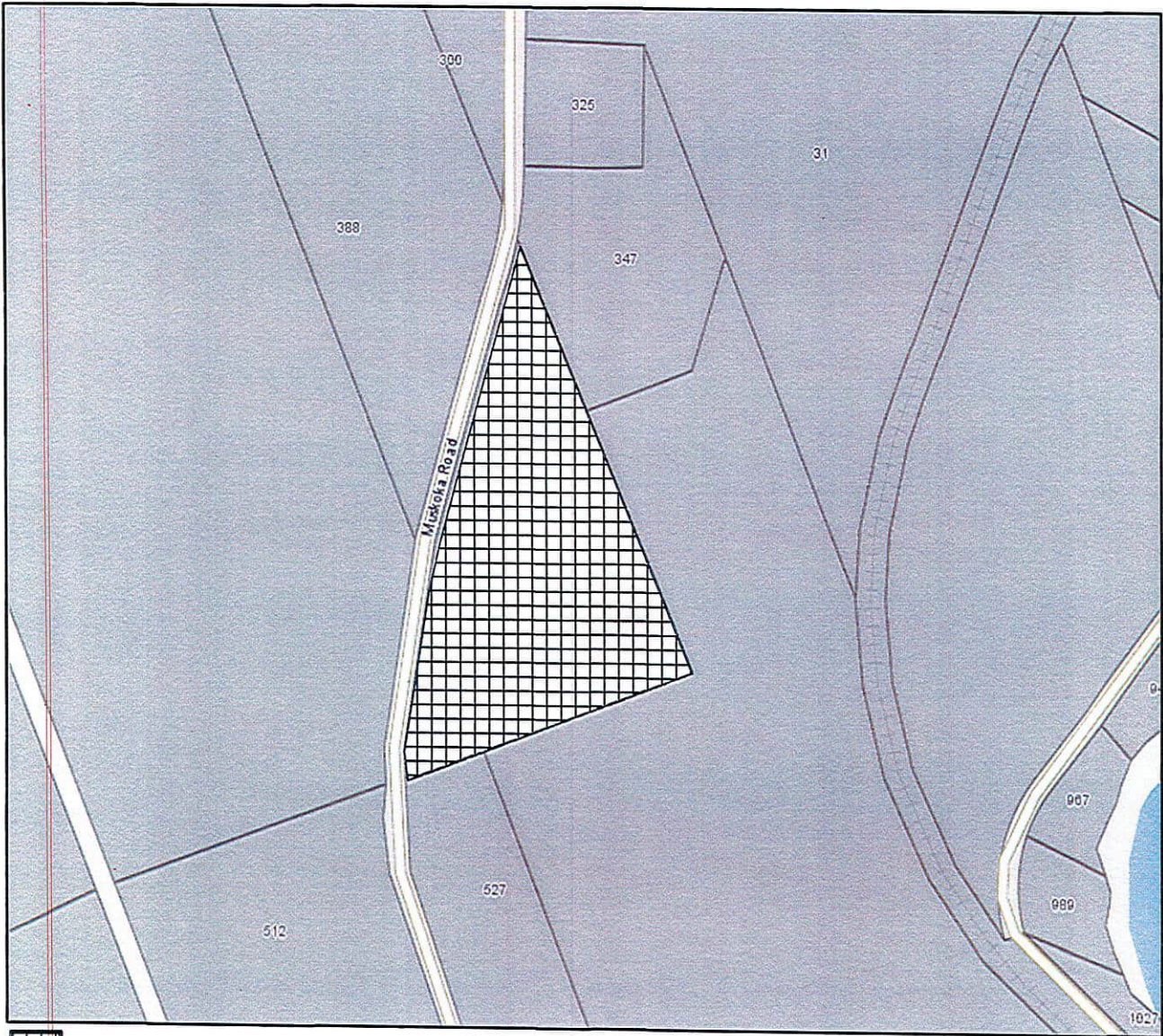
3.0 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment. Furthermore, this Amendment shall be implemented through an Amendment to the Township of Strong's Zoning Bylaw No. 2014-19, as amended, passed pursuant to Section 34 of the *Planning Act* R.S.O. 1990, c.P 13.

4.0 Interpretation

The provisions of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

Schedule "A"



Lands to be redesignated from the Rural designation to Rural Special Policy Area #1