

Central Almaguin Planning Board
AGENDA
Wednesday, August 6, 2025
At the Village of South River Municipal Office located at
63 Marie Street, South River (705-386-2573)

Join Zoom Meeting

<https://us02web.zoom.us/j/85765417412?pwd=d0tNrPxPcck8bxVUT3xJOyYlIbhSTrQ.1>

Meeting ID: 857 6541 7412

Passcode: 394902

Dial by your location: 1 647 558 0588 or 1 778 907 2071 or 1 780 666 0144

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 6, 2025 agenda.

3. Declaration of Pecuniary Interests

4. Minutes – July 2, 2025 Meeting

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

5. Payment of August Accounts:

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

Ch# 670 - Village of South River – Rent for August 2025 - \$363.78

Ch# 671 - Christine Hickey – Wages (July 1, 2025 – July 31, 2025 – 34 hours)

Ch# 672 – Return of unused Deposit – B015/24 - Hart (to follow)

Ch# 673 – McDougall Insurance Brokers Limited – Invoice CENTALM-01 - \$1902.74

Online CRA Payments for July (\$196.26)

Online Visa Payment for July (\$18.65)

6. Public Meetings/Decisions on the following Files

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

Recommendation: BE IT RESOLVED THAT this Board does hereby _____ File B013/25 Lount

This _____ 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

7. New Files

7.1 B014/25 Laurier – Concession 1, Lot 8 – 544 Brennans Road (Planning Review to follow)

8. Delegations

Spring Lake Cottage Association

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

Recommendation: 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.

9. Follow-up/New Items

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

Recommendation: 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 _____.

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

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board receive the update from member Tim Bryson regarding Amalgamation Exploration and the potential impact to the Planning Board.

11. Correspondence/Updates - None

12. Closed Session

Recommendation: 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.

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

13. Adjournment – Next Meeting Date: Wednesday, September 3, 2025 at 5:30 p.m.

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

Original e-mailed: July 31, 2025 Amended:

Central Almaguin Planning Board
MINUTES
Wednesday, July 2, 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: George Allen, Laura Lebel-Pantazopoulous, Dave McAllister
(other public members may have been in attendance)

1. Call to order

The Chair called the meeting to order at 5:34 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 July 2, 2025 agenda.

CARRIED

3. Declaration of Pecuniary Interests - None

4. Minutes – June 4, 2025

Resolution #2

Moved by: Lynda Carleton

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, June 4, 2025; as written

CARRIED

5. Payment of July Accounts:

Resolution #3

Moved by: Chris Nicholson

Seconded by: John MacLachlan

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

Ch# 658 - Village of South River – Rent for July 2025 - \$363.78

Ch# 659 - Christine Hickey – Wages (June 1, 2025 – June 30, 2025 – 25.5 hours)

Online CRA Payments for June (\$148.67)

Online CRA Payments – Paper Filing Penalty (\$127.65)

Online Visa Payment for June (\$18.65)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B012/25 Lount – Concession 5, Part of Broken Lot 6 – 92 Pike Road

The meeting time for this application was approximately 5:38 p.m. to 5:40 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 B012/25 Lount

That this approval shall:

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 on the sketch). Part 2 will have:

218 m (+/-) Shoreline Frontage, with a depth of 55 m (+/-) and an area of 0.76 ha (+/-).
Property Access from Pike Road (Private Road)

The retained lot will be Part 3 which will have: 314m (+/-) Frontage on Sherwood Acres Road (Private Road), with a depth of 494 m (+/-) and an area of 11.78ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 5, Part of Broken 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 B013/25 Lount – Concession 2, Lot 6 – Boundary Road

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

8. Follow-up/New Items

8.1 Planning Fees by Application

Resolution #5

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the report regarding Planning Fees by Application dated July 2, 2025. **CARRIED**

8.2 Insurance Renewal – August 2025 – August 2026

Resolution #6

Moved by: Fraser Williamson

Seconded by: Lynda Carleton

BE IT RESOLVED THAT the Central Almaguin Planning Board approve the insurance quote from MIS Insurance/ Knox Hutchison Insurance in the amount of \$1,761.80 (plus HST).

CARRIED

8.3 B010/25 Strong – Comments regarding Appeal

Resolution #7

Moved by: Fraser Williamson

Seconded by: Tim Bryson

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the letter regarding appealing application B010/25;

AND THAT the Secretary-Treasurer be directed to send a letter to Mr. Bonnett to confirm receipt of his comments and the restrictions to third party appeals. **CARRIED**

Note that the process was not followed.

9. Correspondence/Updates - None

10. Closed Session - None

11. Adjournment

Resolution #8

Moved by: Tim Bryson

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 5:57 p.m. until
Wednesday August 6, 2025 or at the call of the Chair.

CARRIED

Jim Coleman, 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.

FILES – B013/25 Lount

THE PURPOSE AND EFFECT of the proposed consent is 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.

If you wish to be notified of the Decision of the CAPB in respect of the Proposed Consent, you must make a Written Request to the CAPB at the Address Below by **August 6, 2025** 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 B013/25 Lount

DATED AT THE CAPB OFFICE THIS 11th DAY of July 2025

Christine Hickey, Secretary - Treasurer

63 Marie St, P. O. Box 310 South River, ON POA 1X0

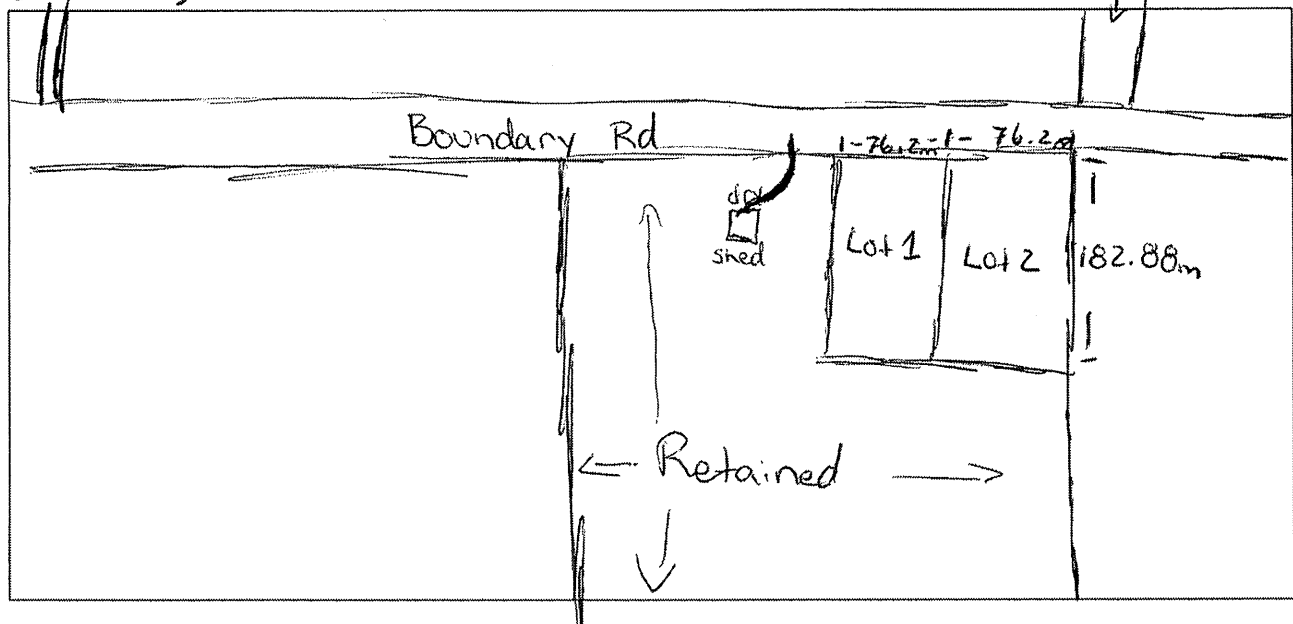
Phone: 1-705-386 – 2573

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

centralalmaguinplan@hotmail.com

Road to
Bearhead Lodge

Summer Rd



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 014 / 25 Laurier

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): RODGER T. PINKERTON

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: RUSSELL BIRIMCOMBE

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

Address: _____

Postal Code _____ Email Address: _____

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

Tax Roll Number: 4999 050 004 00190 0000

Municipality / Unincorporated Township: LAURIER

Municipal Address (Civic Address): 544 BRENNANS RD SOUTH RIVER ON.

Legal Description: Concession: 81 Lot Number: 8 Registered Plan: PCL 6955 NS

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:

RUSSELL BIRIMCOMBE

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)	450 FEET	1319 FT.
Depth (m)	2420 FEET	654 FT
Area (ha)	23 AC	75 AC
4.2 Existing Use of Property:	VACANT	FARM FIREWOOD
4.3 Existing Building or Structures and date of construction	VACANT	HOUSE 1930 ? HOUSE 2005 BARN 2004

4.4 Proposed Use of the Severed and Retained Parcels		
4.5 Road Access: Provincial highway <i>MANDATORY:</i> <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year		
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		<i>DRILLED WELL</i>
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>		SEPTIC
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	YES	YES
School Bussing	YES	YES
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.

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5. LAND USE

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

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

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>		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>		
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>		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (eg gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

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, RODGER PINKERTON OF THE LAURIER TOWNSHIP
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 Township of Joly Municipal Office.

IN THE Provence OF Ontario

THIS 5th DAY OF June, 2025


A COMMISSIONER OF OATHS


Applicant

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, RODGER PINKORTON, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE RUSSELL BIRIMCOMB

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: JUNE 4/25 SIGNATURE OF PROPERTY OWNER Rodger T Pinkerton

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

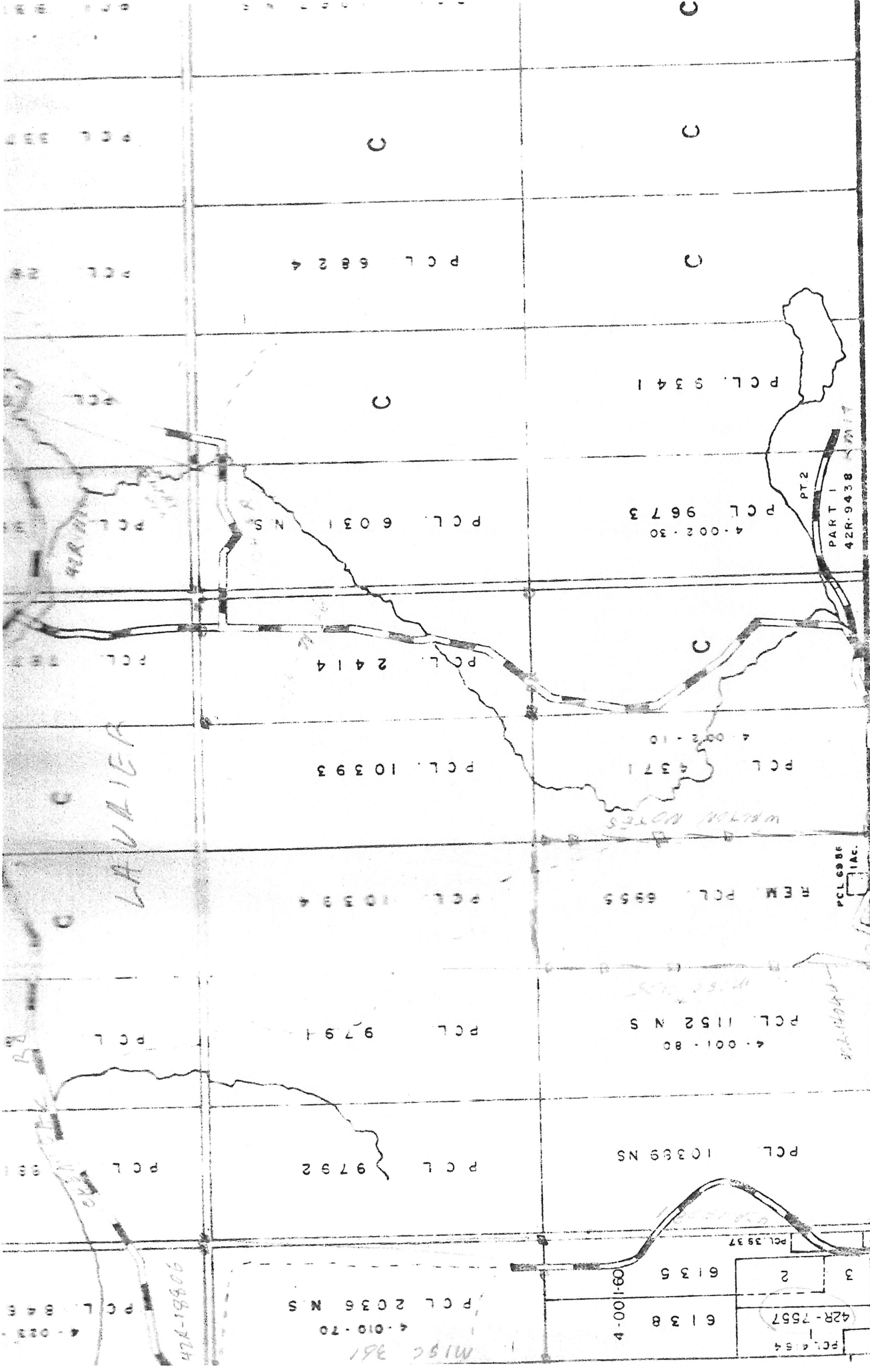
I, RODGER PINKORTON, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE RUSSELL BIRIMCOMB TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED JUNE 4/25 SIGNATURE OF PROPERTY OWNER Rodger T Pinkerton

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

I/WE RODGER PINKORTON, 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 JUNE 4/25 SIGNATURE OF PROPERTY OWNER Rodger T Pinkerton



5 6 7 8 9 10 11 12 13 14 15

LAVALIER

WATER NOTES

PT 2
PART 1
42R-9438

42R-18806

MISC 381

PCL 9334 N.S.

PCL 6986
IAC.

REM. PCL 6955

PCL 10394

PCL 10393

PCL 2414

PCL 9673
4-002-30

PCL 9341

PCL 6824

PCL 853

PCL 931

PCL

PCL 9791

PCL 1152 N.S.
4-001-80

PCL 10369 N.S.

PCL 9792

PCL 3937

6135

6138

2

3

42R-7557

PCL 454

PCL 2036 N.S.
4-010-70

4-002

$$450 \times 2420 = 2500$$

$$450 \times 2517 = 2600$$

$$450 \times 2646.07 = 27.3300$$

LEAVE 5 2417 FOR LAMCWP4

$$460 \times 2367.14 = 2500$$

$$460 \times 2462.1 = 2600$$

$$460 \times 2646.07 = 27.900$$

520620212

520620211

Brennans Rd

Brennans Rd

Brennans Rd

Brennans Rd

Brenna.

Layers

☒ Parcel

Ownership

LARRIER
1078 CON I

con I

13 NOV 20 04
12 12 00 04

VACANT

b L07

8 L07

BALAN WATON 146-0452
F P 2 589-543

BARN

HOUSE

507 93144
7

42A-14044-7

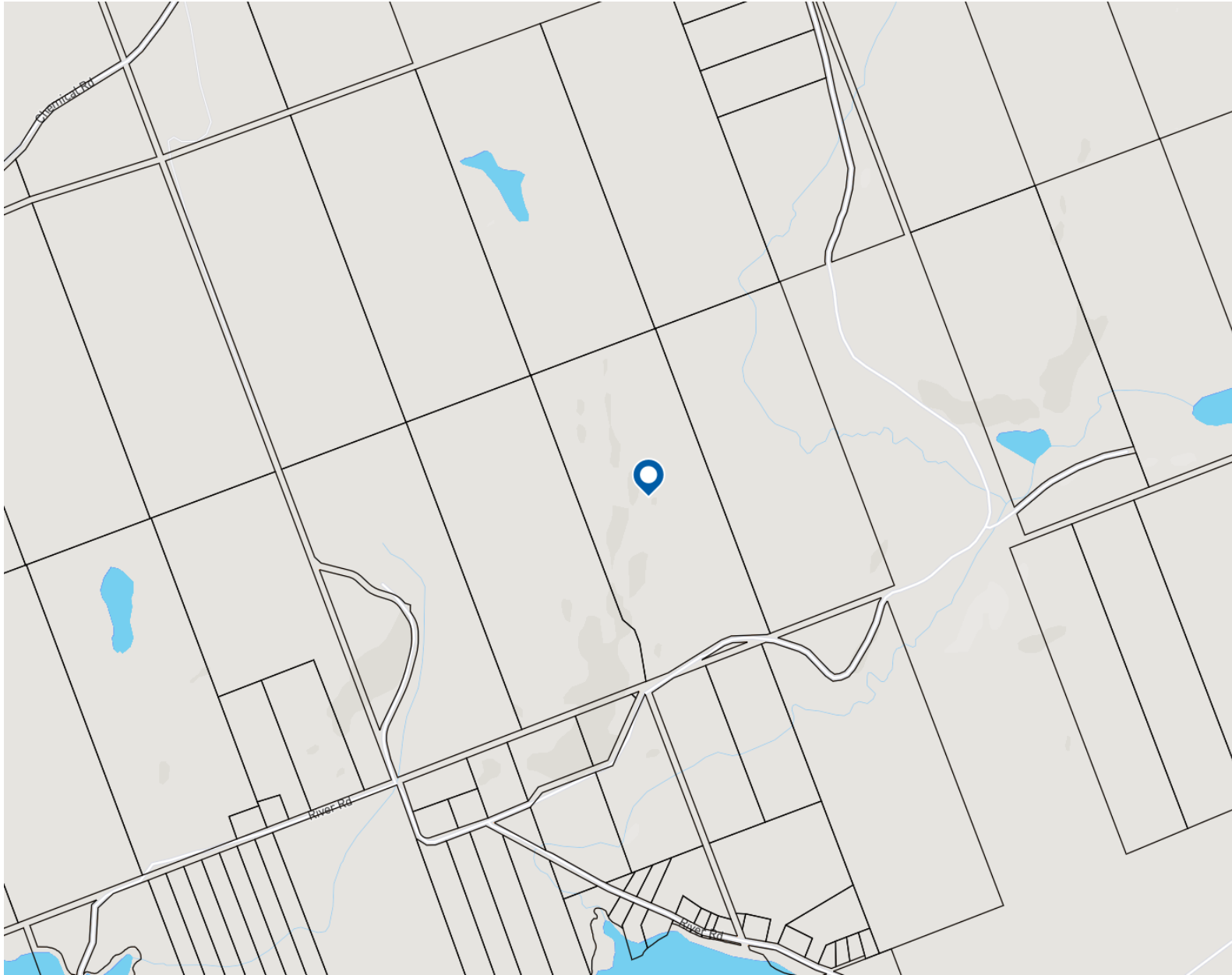
507 1-2 115111

8 107

6 107

2420 = 2542
2817 = 2600
2646.07 = 2783.02

BLISS
24' 11"
24' 11"



Spring Lake Subdivision
Zoning/By-Laws Spring Lake Subdivision Agreement – Lot 9

The properties in our subdivision are all zoned Limited Service Seasonal Residential (LSSR). However, the property owner at the municipal address 720 South Shore Rd, South River, Ontario P0A 1X0 and referred to at Lot 9 in the subdivision agreement, is not adhering to the Zoning By-Law No 2008-02.

My primary issues are as follows:

1. The property is being used for commercial purposes even though the zoning is residential.
 2. There are plans to construct a boat house which would not adhere to minimum setbacks from the lake in the Subdivision Agreement.
-

Other Comments Received

I just felt it was prudent that you know that many others on Spring Lake have the same concerns with the owner's of 720 South Shore Rd, and their:

1. Planned commercial intentions of their property
2. Construction within the 30 m water edge setback

I am hoping that the planning board will consider the request in being heard at the next board meeting, as he is speaking for many of us.

THE CENTRAL ALMAGUIN PLANNING BOARD
ZONING BY-LAW NO. 2008 - 02
(FINAL - SPRING LAKE SUBDIVISION)

Being a By-law to regulate land use with respect to lands described as Part of Broken Lot 24 and all of Broken Lot 25, Concession 7 and Part of Broken Lot 25, Concession 8 and Part of the Original 20.117 Shore Road Allowance in Front of Lots 24 and 25, Concession 7 and Lot 25 Concession 8 in the geographic Township of Lount, District of Parry Sound.

WHEREAS the Central Almaguin Planning Board is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

AND WHEREAS the Central Almaguin Planning Board approved Plan of Subdivision Application #49 Lount 06 on January 17, 2007;

AND WHEREAS the Central Almaguin Planning Board required, as a condition of draft approval, that the lands to be subdivided be regulated through zoning control;

AND WHEREAS the owner of the subject lands has filed an application with the Central Almaguin Planning Board to zone the subject lands and fulfill the aforementioned condition of draft approval;

NOW THEREFORE the Central Almaguin Planning Board enacts as follows:

1. To place lands located in Part of Broken Lot 24 and all of Broken Lot 25, Concession 7 and Part of Broken Lot 25, Concession 8 and Part of the Original 20.117 Shore Road Allowance in Front of Lots 24 and 25, Concession 7 and Lot 25 Concession 8 in the geographic Township of Lount, District of Parry Sound in the Limited Service Seasonal Residential (LSSR) Zone, the Environment Protection (EP) Zone and the Open Space (OS) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.

2. And Furthermore, by establishing the following provisions for the LSSR, EP and OS Zones:

2.1 Zone Specific Regulations

2.1.1 Limited Service Seasonal Residential (LSSR) Zone

a) Permitted Uses

- i. One Detached Dwelling including attached accessory structures such as a deck
- ii. Detached Accessory Storage Building
- iii. A Private Road

b) Regulations for all Buildings and Structures in the LSSR Zone

- i. Minimum Shoreline Frontage - as indicated on the Subdivision Plan attached to Conditions of Draft Approval dated January 17, 2007.
- ii. Minimum Lot Area - as shown on the Subdivision Plan attached to Conditions of Draft Approval dated January 17, 2007.
- iii. Minimum Setback from Water's Edge - 30 m
- iv. Minimum Interior Side Yard - 5 m
- v. Minimum Setback from a Private Road - 7 m
- vi. Minimum Gross Floor Area - 75 m²
- vii. Maximum Lot Coverage - 8%
- viii. Maximum Height - 10 m

c) Additional Regulations for Detached Accessory Storage Building

- i. Maximum Floor Area - 55 m²
- ii. Maximum Height - 5 m
- iii. Minimum Interior Side Yard - 3 m
- iv. Minimum Rear Yard - 3 m

d) Special Regulation for Lot 8

2.2.6 Guest Cabin:

A single storey detached accessory structure which is not a dwelling unit and which is maintained for the accommodation of an individual or individuals where facilities for cooking are not provided.

2.2.7 Height:

The vertical distance, measured between the finished grade at the front of the building as determined by the location of the front lot line, and:

- a) In the case of a flat roof, the highest point of the roof surface;
- b) In the case of a mansard roof, the deck roof line; or,
- c) In the case of a gable, hip or gambrel roof, the average height between the eaves and ridge.

Accessory roof constructions, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the height of a building.

2.2.10 Lot:

Means a parcel or tract of land, described in a deed or other legal document which is legally capable of being conveyed.

2.2.11 Lot Line:

Means any boundary of a lot.

2.2.12 Lot Area:

Means the total horizontal area within the boundaries of a lot, measured above the normal or maintained high water mark.

2.2.13 Lot Coverage:

Means the percentage of the lot area covered by buildings and structures, excluding parking, driveways and walkways.

2.2.14 Lot Line, Front:

The front lot line shall be the water's edge of the shoreline.

2.2.15 Lot Frontage:

The horizontal distance between the side lot lines measured at right angles. Where the side lot lines are not parallel, the lot frontage shall be the distance between the side lot lines measured on a line 15 metres from the front lot line.

2.2.16 Lot Line, Interior (or side lot line):

A lot line other than a front or rear lot line.

2.2.17 Lot Line, Rear:

Means the lot line farthest from and opposite to the front line.

2.2.18 Water's Edge:

Means the line identified and labeled as Water's Edge on the Plan of Subdivision prepared Peter Mullally OLS and noted as Drawing File F16805SRSPzoning with the revision date May 1/08.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

SCHEDULE 'A-1'
To Zoning By-law 2008-02
PART OF LOTS 24 AND 25, CONCESSION 7
AND PART OF LOT 25, CONCESSION 8
TOWNSHIP OF LOUNT
DISTRICT OF PARRY SOUND



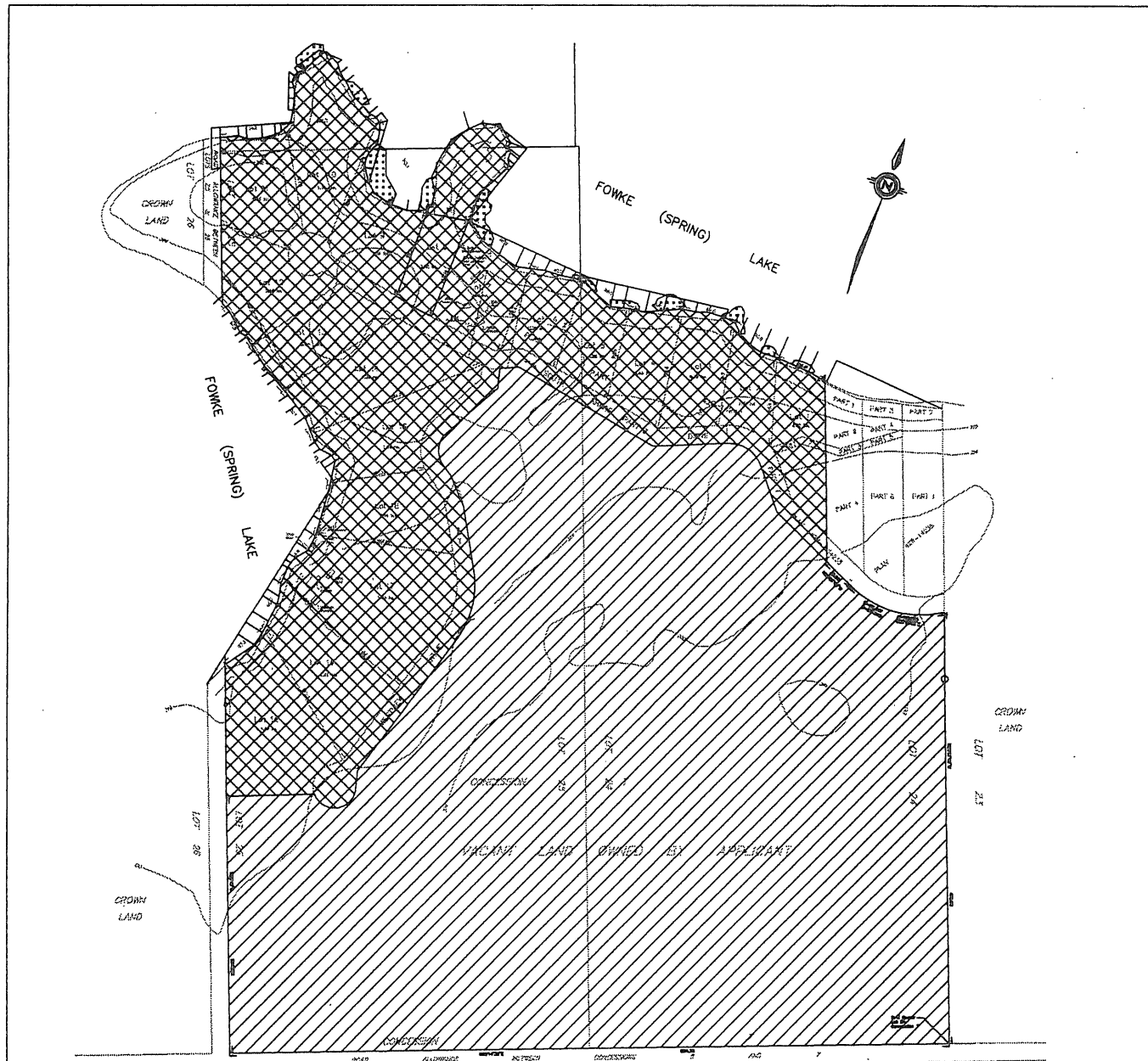
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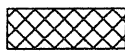
24

VIII

VII



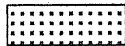
LEGEND



LIMITED SERVICE SEASONAL RESIDENTIAL (LSSR)



OPEN SPACE (OS)



ENVIRONMENTAL PROTECTION (EP)

N.T.S.

This is Schedule 'A-1' to Zoning By-Law 2008-02

Passed this 21st day of May, 2008.

[Signature]
 Chairman

[Signature]
 Secretary

From: Caitlin Haggart

Sent: Friday, June 20, 2025 9:15:42 a.m. (UTC-05:00) Eastern Time (US & Canada)

To: Central Almaguin Planning Board <centralalmaguinplan@hotmail.com>

Subject: Resolution re: Amalgamation delegation to CAPB

Hi Christine,

I am including the following resolution from the June 9 SSJ Restructuring Meeting:

7.2 Central Almaguin Planning Board – Resolution re: Committee Delegation to CAPB re: Amalgamation and Planning

R2025-045

Moved By: Chris Nicholson

Seconded by: Fraser Williamson

Be it resolved that the SSJ Restructuring Committee hereby receive resolution dated June 4, 2025 from the Central Almaguin Planning Board, and

That Chair Mayor Bryson be permitted to delegate to the CAPB on behalf of the committee regarding the process and implications of the proposed amalgamation related to Planning.

Carried

Caitlin Haggart

Clerk Administrator

Township of Strong