

**Central Almaguin Planning Board**  
**AGENDA**  
**Wednesday, March 4, 2026**  
**At the Village of South River Municipal Office located at**  
**63 Marie Street, South River**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/87067812294?pwd=K8Qg7FvFBO7pXnCNOVn39uTjOIYWzn.1>

Meeting ID: 870 6781 2294

Passcode: 122017

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

2. Approval of Agenda

Recommendation: BE IT RESOLVED THAT this Board does hereby approve the March 4, 2026 as circulated.

3. Declaration of Pecuniary Interests

4. a) Minutes – February 4, 2026 Meeting

Recommendation: BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, February 4, 2026; as written

5. Payment of March Accounts:

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

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

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

Christine Hickey – Wages (February 1, 2026 – February 28, 2026 – 26.5 hours)

Online CRA Payments for February (\$153.30)

Online Visa Payment for February (\$32.77)

6. Public Meetings/Decisions on the following Files

6.1 B002/26 Joly – Lot 4, Concession 11 – Sand Hill/Forest Lake Road

6.2 B003/26 South River – Concession 3, Lot 6 – 6491 Eagle Lake Road

- 6.3 S001/26 Machar – Concession 11,12, Lot 18,19,20 – Machar – Plan of Subdivision  
(Copy of the studies and application can be found in the February Agenda Package)

Decision File Only

- 6.4 B002/26 Joly – Lot 4, Concession 11 – Pinkerton  
(Public Meeting held December 2025)

7. New/Direction Files

- 7.1 B017/25 Laurier – Concession 3, Lot 11 – 20 Fisher Road  
(originally on November 2025 Agenda)

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

Delegation: Applicant Request to speak to Board on Application

8. Follow-up/New Items

- 8.1 Central Almaguin Planning Board – Meeting Remuneration (verbal)

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

AND THAT \_\_\_\_\_.

9. Correspondence/Updates

- 9.1 Village of Sundridge - Notice of Public Meeting – Official Plan

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 Section 239 of the Municipal Act, 2001, as amended to deal with: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose and Labour relations or employee negotiations

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

12. Adjournment – Next Meeting Date: Wednesday, April 8, 2026 at 5:30 p.m.

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at \_\_\_\_\_ p.m. until Wednesday April 8, 2026 or at the call of the Chair.

Original e-mailed: February 26, 2026 Amended: \_\_\_\_, 2026

**Central Almaguin Planning Board**  
**MINUTES**  
**Wednesday, February 4, 2026**  
**At the Village of South River Municipal Office located at**  
**63 Marie Street, South River**

Attending:

**Chair** Strong Member Tim Bryson  
Vice Chair Sundridge Member Fraser Williamson  
Provincial Member John MacLachlan Joly Member Chris Nicholson  
South River Member Jim Coleman

**Regrets:** **Chair** Machar Member Lynda Carleton

Secretary-Treasurer: Christine Hickey

Public: John Gallagher, Jennifer Wallace, Dave McAllister, Jennifer Harapiak, John Jackson, Tom Harsanyi, Sarah Cooke

(there were other public members in attendance electronically, not able to identify a name)

1. Call to order

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

2. Approval of Agenda

**Resolution #1**

**Moved by: Jim Coleman**

**Seconded by: Chris Nicholson**

BE IT RESOLVED THAT this Board does hereby approve the February 7, 2026 agenda as amended to remove Item 8.1 Letter to Ministry of Municipal Affairs and Housing. **CARRIED**

3. Declaration of Pecuniary Interests - None

4. a) Minutes – January 8, 2026 Meeting

There was correction to a members name in resolution #7 of the January minutes.

**Resolution #2**

**Moved by: John MacLachlan**

**Seconded by: Chris Nicholson**

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, January 6, 2026; as written **CARRIED**

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

**Resolution #3**

**Moved by: Jim Coleman**

**Seconded by: Chris Nicholson**

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

Village of South River – Rent for February 2026 - \$371.42  
Village of South River – Invoice 213426 - \$451.89 (Copies and Printing for 2025)  
Christine Hickey – Wages (January 1, 2026 – January 31, 2026 – 27 hours)  
Russell Christie – Invoice: 90-145-007 - \$397.04  
Client First Web Design and Graphics – Invoice 2819 - \$113.00 (updates to website)

Online CRA Payments for January (\$156.02)

Online Visa Payment for January (\$32.77)

**CARRIED**

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

7. New/Direction Files

7.1 B002/26 Joly – Lot 4, Concession 11 – Sand Hill/Forest Lake Road

Discussion ensued on the proximity of the pits to the Subject lands; it was noted they are to the west of the property.

The Secretary-Treasurer was directed to proceed with a Notice of Public Meeting to be scheduled for March 4, 2026.

7.2 B003/26 South River – Concession 3, Lot 6 – 6491 Eagle Lake Road

Discussion ensued on the proposed application, it was noted that the applicant would have to extend the water line as part of future development, they have conditions included in the support in principle on this matter. Lots are tree covered currently; future development may require further studies.

The rezoning for the 2 proposed lots has already been completed with the Village of South River.

The Secretary-Treasurer was directed to proceed with a Notice of Public Meeting to be scheduled for March 4, 2026.

7.3 S001/26 Machar – Concession 11,12, Lot 18,19,20 – Machar – Plan of Subdivision  
(Applicant to provide overview of draft Plan)

John Gallagher, agent for the applicant provided a summary of the proposed plan of subdivision application. The proposal is for 20 Lots on 398 acres with 4 lots being back lots.

A variety of studies were completed as requested by the Township of Machar, The Township had their Planner or a consulting firm review all studies and documents. The application meets the intent of Provincial Policy Statement, conforms with the Township Official Plan and represents good planning. The Township supports the application in principle.

Several setbacks have been implemented to ensure appropriate vegetation and lake health, zoning will be required to ensure proper setbacks and a subdivision agreement will require owners to build in compliance with the recommendations

Applicant is requesting that a public meeting not be required, pursuant to Bill 23, which states there is no longer a statutory requirement for a public meeting. The Board will be proceeding with a public meeting.

Discussion ensued on the steep grade on the lands, it was noted that Tulloch has reviewed the grade and that there is a building envelope away from the steep grade.

Further discussion on the hydro dam located on Bray Lake, it was noted that the proposal is well above the high water levels and as a result the dam should not see any impact, they have dealt with drainage as well.

Confirmation was requested that there was nothing of significance noted in the archeological study. This was confirmed by the agent, Mr. Gallagher.

Discussion on the time the proposal started to the submission of the application to the planning Board. It was confirmed that the process started in approximately 2021.

The Secretary-Treasurer was directed to proceed with a Notice of Public Meeting to be scheduled for March 4, 2026.

8. Follow-up/New Items - None
9. Correspondence/Updates - None
10. By-Laws - None

11. Closed Session – None

12. Adjournment

**Resolution #4**

**Moved by: John MacLachlan**

**Seconded by: Tim Bryson**

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:06 p.m. until Wednesday March 4, 2026 or at the call of the Chair.

**CARRIED**

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Fraser Williamson, Vice Chair

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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 – B002/26 Joly**

**THE PURPOSE AND EFFECT** of the proposed consent is to create three (3) new lots which will have:

Lot 1: 120m (+/-) Frontage on Sand Hill Road, with a depth of 380m (+/-) and an area of 4.1ha (+/-).

Lot 2: 120m (+/-) Frontage on Sand Hill Road, with a depth of 380m (+/-) and an area of 4.1ha (+/-).

Lot 3: 120m (+/-) Frontage on Sand Hill Road, with a depth of 380m (+/-) and an area of 4.1ha (+/-).

Retained Lot will be 20ha (+/-).

**THE SUBJECT LANDS ARE LOCATED** at Concession 11, Part Lot 4, Township of Joly, 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 **March 4, 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 B002/26 Joly**

DATED AT THE CAPB OFFICE THIS 13th DAY of February 2026

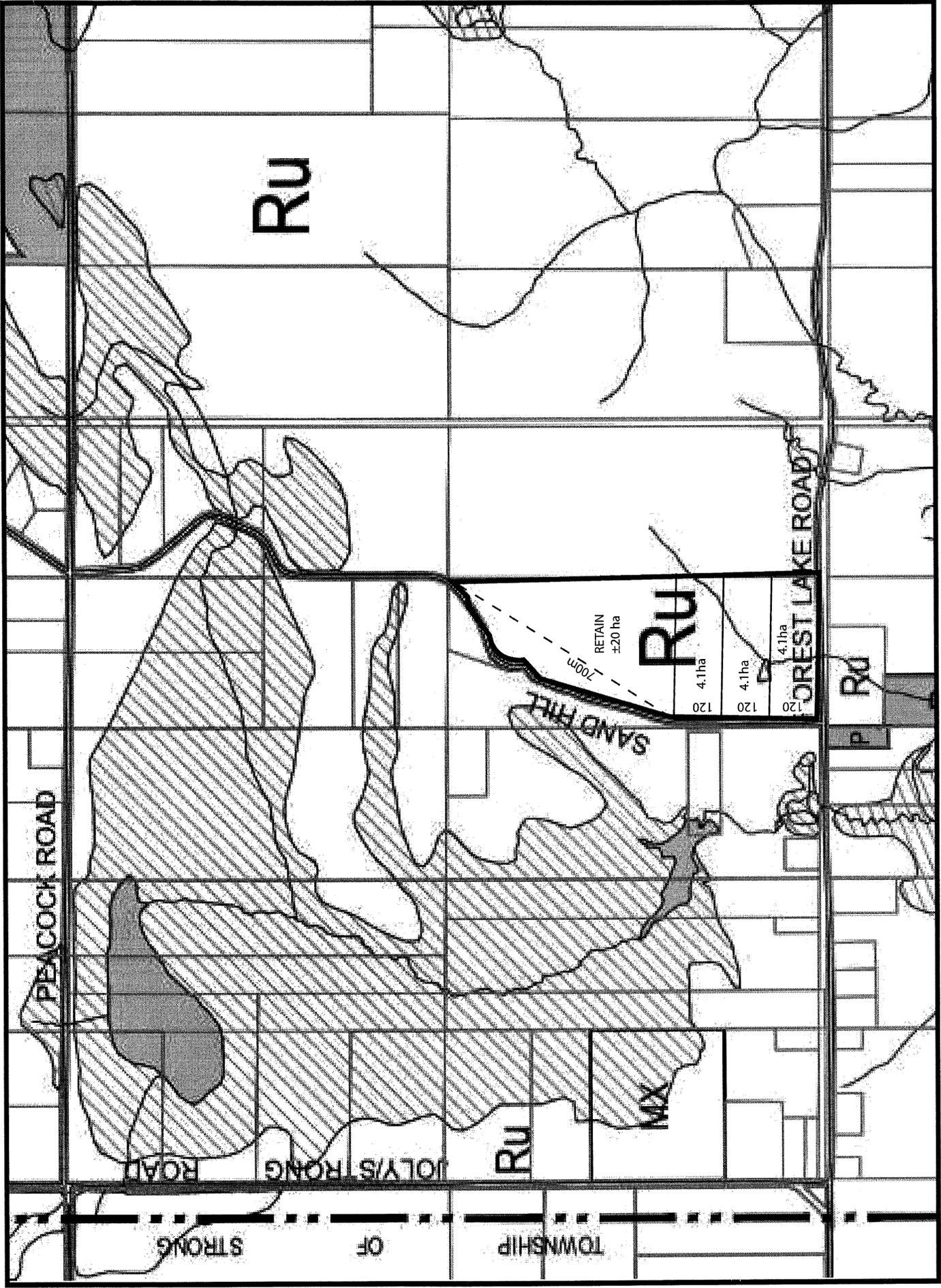
Christine Hickey, Secretary - Treasurer

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](mailto:admin@centralapb.ca)



RU

RU

RUJ

RCU

P

PEACOCK ROAD

ROAD

JOLY/S RONG

FOREST LAKE ROAD

SAND PIT

RETAIN

±20 ha

700m

120

120

120

4.1ha

4.1ha

4.1ha

STRONG

OF

TOWNSHIP

**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 – B003/26 South River**

**THE PURPOSE AND EFFECT** of the proposed consent is to create two (2) new lots which will have:

Lot 1: 68.25m (+/-) Frontage on Poplar Street, with a depth of 53.4m (+/-) and an area of 0.364ha (+/-).

Lot 2: 74.18m (+/-) Frontage on Poplar Street, with a depth of 49.26m (+/-) and an area of 0.365ha (+/-).

**THE SUBJECT LANDS ARE LOCATED** at Concession 3, Part Lot 6, 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 a Written Request to the CAPB at the Address Below by **March 4, 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 B003/26 South River**

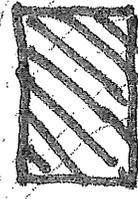
DATED AT THE CAPB OFFICE THIS 13th DAY of February 2026

Christine Hickey, Secretary - Treasurer  
63 Marie St, P. O. Box 310 South River, ON POA 1X0  
Phone: 1-705-386 – 2573

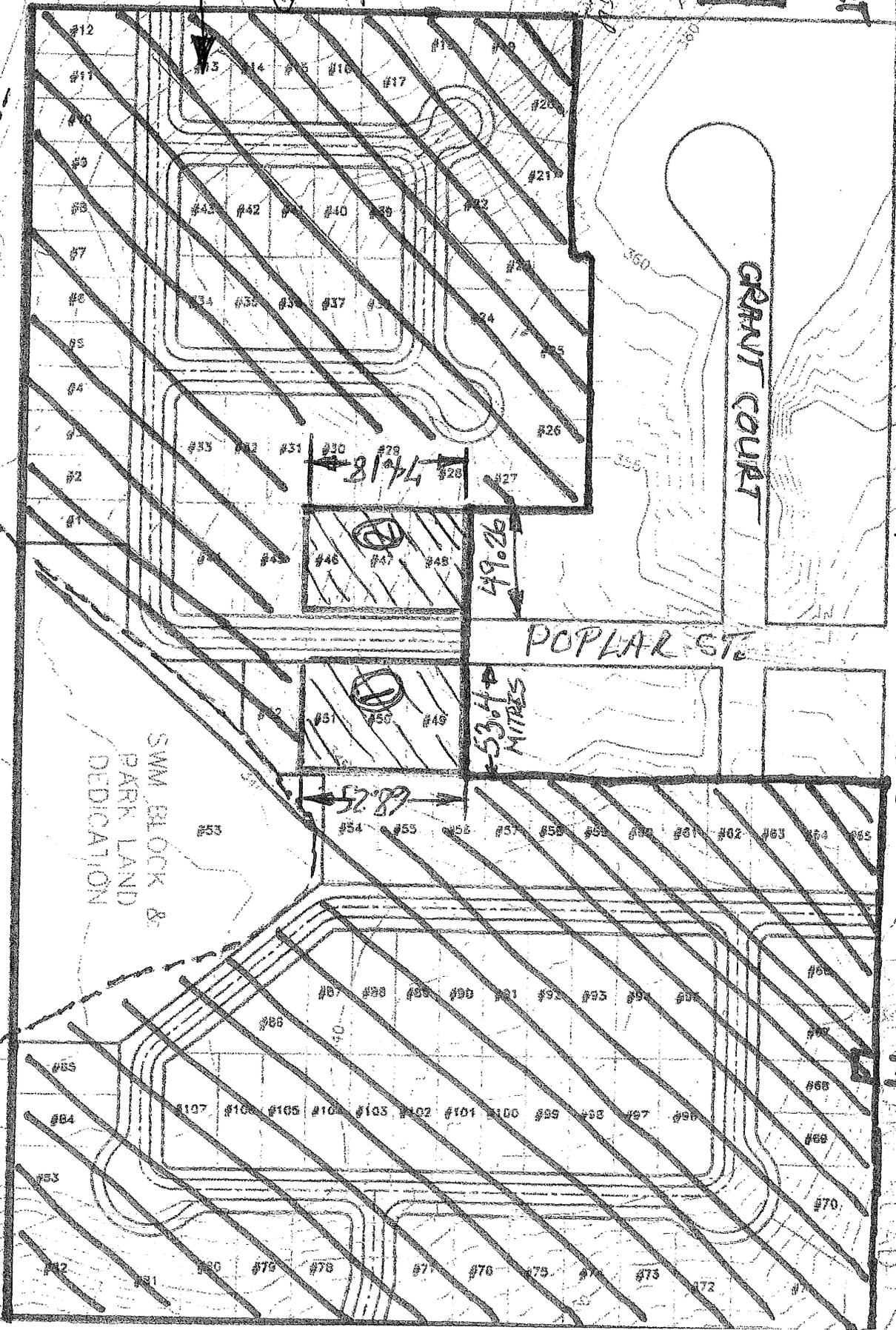
Wednesdays only: 11:30 a.m. to 4:00 p.m.

[admin@centralapb.ca](mailto:admin@centralapb.ca)

SUBJECT LAND



SUBJECT LAND  
W/HD CURRENTLY  
TREE COVERED  
HATCHED  
AREA AROUND  
LOTS TO BE  
SEVERED  
IS REMAINED  
PARTITION  
WITH EP  
AREA NOT  
HATCHED



EAGLE LAKE RD.

GRANT COURT

POPLAR ST.

EP BOUNDARY

EP

SWM BLOCK &  
PARK LAND  
DEDICATION

SEMIN  
MITRES  
42.64

81.44

52.87

JOHN  
COURT

# **PUBLIC NOTICE**

## **APPLICATION FOR PLAN OF SUBDIVISION**

**TAKE NOTICE** that the Central Almaguin Planning Board (CAPB) will be Considering an Application for Plan of Subdivision under Section 51 of the Planning Act.

**FILES – S001/26 Machar**

**THE PURPOSE AND EFFECT** of the proposed plan of Subdivision is to create twenty (20) new residential lots  
Proposed Lots 1-4 have lot frontage on Riding Ranch Road with no lot frontage on Bray Lake  
Proposed Lots 5 and 6 have frontage on Riding Ranch Road with lot frontage on Bray Lake.  
Proposed Lots 7-20 have lot frontage on Bray Lake and will be accessed by a 15 metre right-of-way. (Draft plan of subdivision attached).

**THE SUBJECT LANDS ARE LOCATED** at Concession 11 & 12, Part of Lots 18,19,20, Township of Machar, District of Parry Sound.

Meeting Date: Wednesday, March 4, 2026 at 5:30 p.m.  
Location: 64 Marie Street, South River

If you wish to be notified of the Decision of the CAPB in respect of the Proposed Plan of Subdivision, you must make written request to the CAPB at the Address Below by **March 4, 2026 before 5:30 pm, the Public Meeting Date.**

If a specified person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Central Almaguin Planning Board in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Central Almaguin Planning Board to the Ontario Land Tribunal.

It is noted that in accordance with 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 approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Please contact the CAPB Office for meeting information.

Additional Information on the Application is available at the CAPB office.  
**Please Quote File S001/26 Machar**

DATED AT THE CAPB OFFICE THIS 13th DAY of FEBRUARY 2026

Christine Hickey, Secretary - Treasurer  
63 Marie St, P. O. Box 310 South River, ON POA 1X0  
Phone: 1-705-386 – 2573 or [admin@centralapb.ca](mailto:admin@centralapb.ca)  
Wednesdays only: 11:30 a.m. to 4:00 p.m.



## Appendix A – Letter sent to Central Almaguin Planning Council, January 7, 2026

January 7, 2026

**Delivered by Email:** admin@centralapb.ca

Central Almaguin Planning Board (CAPB)  
Attention: **Christine Hickey, Secretary-Treasurer**  
63 Marie St – PO Box 310  
South River, ON P0A 1X0

**Re:** Bray Lake Draft Plan of Subdivision (Riding Ranch Road) — **Files 6-002, 6-003, 6-031, 6-032, 6-033**

CAPB Meeting: **January 7, 2026 @ 5:30 p.m.**

Subject lands: Part Lots 18, 19, 20, Concession 11 and 12, Township of Machar

Applicant/Owner: Franco Polsinelli/Nghi Nguyer

Dear Ms. Hickey and Members of the Central Almaguin Planning Board,

We are writing on behalf of a group of Bray Lake residents and nearby property owners to provide this **formal written submission for the record** regarding the above-noted Draft Plan of Subdivision files. We respectfully request that this letter and the attached appendices be **circulated to CAPB members and staff and placed on the public record** for these files.

We support lawful, evidence-based planning and are not seeking to obstruct due process. Our objective is to ensure the proposal is **decision-ready and defensible**, and that any decision includes **clear, enforceable protections** appropriate for a sensitive receiving environment.

### **Summary of concern:**

Based on the materials currently in the record, we believe there are unresolved contradictions and information gaps that materially affect enforceability and lake risk, including:

- **Shoreline buffer inconsistency** in the record that should be reconciled into a single enforceable standard (and mapped).
- **Hazard / emergency access issues** that, under applicable policy, require clear confirmation and demonstration of safe ingress/egress.
- **Wetlands / flooded lands constraints** and receiving-water protections that require consolidated constraints mapping and enforceable “no disturbance” limits.

- **Scope and baseline questions** (including climate stress-testing and baseline monitoring needs) that should be clarified before any site alteration proceeds.

These are summarized and supported in the attached appendices.

### **Our requests to CAPB (decision-readiness approach)**

**Requested action today: Defer/continue this matter to a specified future CAPB meeting date pending completion of Appendix C items.**

#### **Primary request (decision-readiness threshold): Deferral/continuation**

**CAPB should only render a decision once the record is decision-ready and the required safeguards are clear and enforceable.** Based on the inconsistencies and information gaps identified in **Appendices A–D**, we respectfully request that CAPB apply a decision-readiness test and **defer/continue** consideration of this matter to the next available CAPB meeting (or a specified future meeting date), **pending completion and review of the defined items set out in Appendix C**. CAPB's Operating Guidelines recognize that, in more complicated applications, a decision may need to be deferred to a future meeting.

#### **Strict fallback (only if CAPB proceeds today): Gated conditions.**

**If CAPB nevertheless proceeds to render a decision at this meeting**, we request that CAPB impose the strengthened, enforceable, and **front-loaded gated conditions** set out in **Appendix C**, such that **no site alteration/clearing/grading or related works** proceed unless and until the prerequisite items are satisfied (including reconciliation and mapping of shoreline buffer requirements; hazard confirmation and demonstration of safe ingress/egress; wetlands/flooded-lands constraint confirmations; climate-stress testing; and updated baseline monitoring, as applicable). This is consistent with the Planning Act authority to impose reasonable conditions on draft plan approval.

### **Invasive aquatic species precaution (resident-reported)**

As a precautionary factor relevant to shoreline activity and disturbance, **Appendix E** contains a good-faith declaration from a Bray Lake resident regarding **resident-observed aquatic growth** believed (by visual comparison) to be consistent with **Starry Stonewort (Nitellopsis obtusa)**. This is not laboratory-confirmed. We submit it as context supporting precautionary prevention/containment and monitoring protocols (as reflected in Appendices C and D), not as a definitive identification.

### **Record and process requests**

Finally, we respectfully request that CAPB:

1. **Confirm in writing** that this submission and appendices have been received, circulated, and entered into the public record for Files 6-002, 6-003, 6-031, 6-032, 6-033; and
2. **Confirm the process** and timing for any opportunity for residents to be heard (if depositions are permitted), including any time limits, and the timelines for decision notice and any further submissions.

Thank you for your time and consideration. We appreciate CAPB's role in ensuring decisions are evidence-based, enforceable, and protective of the public interest and the receiving environment. We are available to attend the meeting and provide brief remarks if permitted.

Respectfully submitted,

*Brenda Rantz*

*Rick Rantz*

**Additional residents supporting:**

Christine Zimmer

Mark Knowles

Eli Singer

Iris Glaser

Brian Harrick

Alicia Harrick

Meghan Scherer

Sean Penden

Natalie D'Urbano

Jo Sadiwnyk

Mike Sadiwnyk

Richard Key

Dorothy Key

Primary contacts for correspondence: Brenda Rantz, [brrantz27@gmail.com](mailto:brrantz27@gmail.com)

**Attachments**

Appendix A — Policy & Legal Excerpts

Appendix B — Procedural and Record Hooks

Appendix C — Decision-Readiness Items & Requested Gated Conditions



## 2.0 Data Sourcing

Satellite imagery for 2009 (leaf-on) and 2021 (leaf-off) was obtained from the North Bay Mattawa Conservation Authority online mapping tool (NBMCA, 2025), while Esri provided the 2024 (leaf-on) imagery (Esri, 2025).

Leaf-on imagery indicates the presence of foliage on tree and shrub species, whereas leaf-off imagery reflects the absence or significant reduction of foliage. Because the 2009 and 2024 imagery is leaf-on, observations of dwelling counts and vacancy rates may be slightly higher.

To cover the full Bray Lake study area, Lots 11 through 20 and their corresponding concessions (Concessions 10 to 12) were evaluated individually. Based on the property boundary lines, each concession contains at least 1 property and up to 15 properties. Dwelling density varies across concessions. Lot 14 in Concession 11, Lot 15 in Concession 10, and Lot 17 in Concession 12 are the most densely developed in terms of dwellings.

Residential development surrounding Bray Lake was evaluated using dwelling data from 2009, 2021, and 2024 to capture changes across the full growth period. To support visualization of development patterns and spatial distribution, property parcels were categorized into six scenarios: consistently vacant, vacant to house, trailer to house, redevelopment, consistently developed (house), and vacant to trailer. The colour code and its corresponding number in 2024 are shown in Table 1.

**Table 1: Colour Codes and Descriptions for All Categories**

Colour Code	Description	Total
	Vacant All Time	9
	Vacant to House	6
	Trailer to House	2
	Redevelopment	15
	House All Time	36
	Vacant to Trailer	2

A total of 70 property parcels were analyzed across 14 concessions and 9 lots. Between 2009 and 2024, 2 parcels transitioned from vacant to trailer use, 2 parcels transitioned from trailers to housing, and 6 parcels transitioned from vacant to houses. In addition, 15 parcels underwent residential redevelopment; 36 parcels remained consistently developed with housing throughout the study period; and 9 parcels remained vacant throughout the study period. Parcels classified as consistently vacant or consistently developed were excluded from the evolution analysis. Based on the remaining parcels, overall residential growth within the study area is estimated at approximately 35.7% (25 of 70 parcels).

Table 2 provides additional details on the dwelling count for each year. The redevelopment here only includes houses that were redeveloped from existing cottages or upgraded to a bigger size. Residential redevelopment from cottages to larger homes occurred on 15 property parcels. A total of 13 of these redevelopments occurred between 2009 and 2021, with an additional 2 occurring after 2021.

**Table 2: Evolution of Dwelling from 2009 to 2024**

	Vacant	Trailers	Redevelopment	Homes
2009	18	8	0	60
2021	9	26	13	72
2024	10	9	2	74

**3.0 Case Study Map for Development**

Property parcels 2611 (Lot 17, Concession 12), and 2601 (Lot 17, Concession 12) were selected as representative case studies to illustrate land development trends between 2009 and 2024. Satellite imagery for the location illustrates dwelling conditions in 2009, 2011, 2016, and 2024. For parcels 2601 and 2611, only 2021 imagery is presented, as the 2024 leaf-on imagery partially obscures these properties and shows no change in the number of dwellings relative to 2021.

Detailed satellite images identical to those in the Case Study Maps attached to the email are provided below.



**Figure 2: Satellite Imagery for Properties 2601 and 2611 (top left: 2009; top right: 2011; bottom left: 2016; bottom right: 2021)**

**Bibliography**

Esri. (2025). *World Imagery [Satellite imagery]*. Retrieved from <https://www.arcgis.com/>

NBMCA, N.-M. (2025). *Online Mapping Tool*. Retrieved from [https://co-geo.nvca.on.ca/Html5Viewer/index.html?index.html?viewer=NBMCA\\_Public.NBMCA\\_On-line\\_Mapping\\_Tool](https://co-geo.nvca.on.ca/Html5Viewer/index.html?index.html?viewer=NBMCA_Public.NBMCA_On-line_Mapping_Tool)

Appendix D — Technical Gaps, Contradictions & Decision-Readiness Concerns

Appendix E — Declaration of Meghan Scherer (Bray Lake)

cc: [Township of Machar CAO/Clerk], [Township Planner], [Applicant/Agent], [Other reviewers as applicable]

## Appendix C: Relevant Provincial Requirements for Watershed Planning and Climate Change Risk Assessments

**Table B-1: Summary of Provincial Planning Statement (PPS 2024), Ontario Regulation 588/17 (Asset Management Regulation), and available MECP guidance/LID & Stormwater Manual that Refer to Watershed Planning and Climate Change Analysis**

Document	Policy/Section	Watershed Planning Requirement / Reference	Climate Change Risk Analysis Requirement / Reference
<b>Provincial Planning Statement (PPS) 2024</b>	<i>General provincial planning policy under the Planning Act</i>	Large and fast-growing municipalities must undertake watershed planning to inform water, wastewater, and stormwater management in official plans; all municipalities are encouraged to do so. Watershed planning is “encouraged” otherwise.	Climate change considerations in natural hazard and infrastructure policies are supported in the PPS in the context of planning for risk from natural hazards (e.g., flooding from extreme precipitation) and infrastructure resilience—though specific climate analysis sections are not separately numbered in publicly available PPS texts. PPS natural hazard policies require consideration of current and future conditions which, in practice, means considering climate change impacts such as increased flooding.
<b>Ontario Regulation 588/17 (Asset Management Planning for Municipal Infrastructure)</b>	<b>Section 3(1)(5)</b>	<i>Not watershed planning per se</i> , but requires municipalities to align asset management planning with infrastructure that supports PPS and official plan frameworks—watershed planning implications occur when integrating servicing and environmental planning.	Section 3(1)(5)i–v explicitly requires municipalities to consider vulnerabilities caused by climate change in asset management planning, including impacts on levels of service and lifecycle management, adaptation opportunities, and mitigation approaches.
<b>MECP Low Impact Development (LID) &amp; SWM Manual (Draft/Guidance)</b>	<i>MECP LID Stormwater Management Guidance Manual (Draft &amp; related MECP-sponsored guidance)</i>	The draft LID guidance discusses watershed-scale environmental planning and emphasizes the importance of understanding watershed hydrology as a basis for stormwater planning.	Chapter 6 of the draft LID Manual addresses climate change explicitly, calling for assessing the impacts of climate change on stormwater design at the watershed and municipal scale.
<b>Stormwater Management Planning and Design Manual (MOE / SWM Manual)</b>	<i>Environmental Planning (Ch. 2) &amp; general guidance</i>	Environmental planning chapter (2.0) frames stormwater and environmental planning in a watershed context and describes watershed/subwatershed studies as inputs to SWM planning.	The 2003 Manual does not include explicit climate change risk analysis language; climate change was not formally integrated into the 2003 guidance. Modern practice interprets watershed based planning

Document	Policy/Section	Watershed Planning Requirement / Reference	Climate Change Risk Analysis Requirement / Reference
			to include future-condition (e.g., climate) scenarios, but this is not explicit in the manual text.

**Note:** The PPS 2024 is new and does *not include detailed chapter/section numbering in public summaries for watershed planning/climate policy sections*, so references are phrased descriptively based on available official PPS text and reputable summaries.

### Key Take Aways

#### PPS 2024 – Watershed Planning & Climate

- **Watershed Planning:** PPS 2024 introduces policies (carried forward from the PPS and Growth Plan) requiring or encouraging watershed planning to *inform servicing infrastructure*, including water, wastewater, and stormwater system planning, particularly for “large and fast-growing municipalities,” and supports this through official plan policies.
- **Climate/Natural Hazards:** PPS natural hazard policies require planning authorities to identify and manage development in areas with natural hazards, including those influenced by changes in climate, such as more frequent severe weather events. While not enumerated as “climate analysis,” these policies require consideration of future natural hazard conditions consistent with climate impacts.

#### Ontario Regulation 588/17 – Climate Change

- **Section 3(1)(5) – Climate in Asset Management Policy:** Municipal asset management plans must include commitments to consider actions required to address vulnerabilities from climate change, including operations, levels of service, lifecycle management, costs, adaptation opportunities, and mitigation (e.g., emission reductions, contingency planning).

#### MECP LID & SWM Manual – Watershed & Climate

- **LID Manual (Draft)** includes watershed scale environmental planning and a dedicated climate chapter, which describes how climate change should be assessed in watershed and stormwater planning (e.g., hydrologic response under future climate scenarios).
- **Stormwater Manual (2003)** includes watershed planning within Environmental Planning chapter 2.0 as an integrated planning input for SWM design; explicit climate risk language is absent in the 2003 version.

**From:** Chantal Young  
**Sent:** Wednesday, February 4, 2026 2:31 PM  
**To:** Christine Hickey <admin@CentralAPB.ca>  
**Subject:** Concerns re: Bray Lake/Riding Ranch Road Subdivision

To Whom It May Concern,

I am writing regarding the Zoom meeting scheduled for tonight concerning the proposed subdivision on Bray Lake. Unfortunately, I am unable to attend due to work conflicts, but I wanted to register my concerns regarding this proposed plan.

I am particularly concerned about the lack of updated water testing and the absence of clear environmental controls included in the subdivision application. Given the sensitivity and small size of Bray Lake, I believe current water quality data and detailed environmental protection measures are essential before any decisions are made.

I am also very concerned that this proposed development would be very detrimental to the wildlife and the habitat they have in that area of land, and I am not confident that these impacts have been adequately considered in the application. Over the years I have had the privilege of seeing moose and a variety of other wildlife in and around this specific area on many occasions, and I do believe that this development as it is currently proposed would have significant real life implications on the population of these animals.

I respectfully ask that the committee carefully review these concerns and ensure that appropriate environmental studies and safeguards are in place prior to approving the proposal.

Thank you for your consideration and attention to this matter,

Chantal Young



*To increase the number of natural and ecologically-significant spaces protected in perpetuity along the Magnetawan River Watershed.*

February 3, 2026

**To:** Central Almaguin Planning Board and Township of Machar Council  
63 Marie Street, PO Box 310, South River, Ontario P0A 1X0

**Attention:** Christine Hickey, Secretary-Treasurer CAPB via [admin@centralapb.ca](mailto:admin@centralapb.ca)  
Angela Loney, Clerk Township of Machar via [aloneymachar@vianet.ca](mailto:aloneymachar@vianet.ca)

**Re:** Riding Ranch Road/Bray Lake Draft Plan of Subdivision, Files 6-002, 6-003, 6-031, 6-032, 6-033

The Magnetawan Watershed Land Trust (MWLT) is a non-profit conservation organization dedicated to protecting lands within the Magnetawan River Watershed for the benefit of present and future generations. Established in 2009, MWLT is governed by a volunteer Board of Directors and, since our founding, has been committed to safeguarding the watershed's natural beauty, biodiversity, and ecological integrity.

To date, MWLT has protected 913 acres (369 hectares) of land, including 13,350 feet (4,070 meters) of shoreline and habitat for 25 species at risk. Our conservation work includes six conservation reserves and two conservation easements, which ensure the long-term protection of some of the most ecologically significant areas within the watershed.

While Bray Lake lies outside our primary protection area, MWLT holds a conservation easement within this region and recognizes the ecological importance of its interconnected waterways. Healthy lakes, wetlands, and shorelines are essential and we value efforts that contribute to their stewardship.

We also commend the Bray Lake Residents Association for its commitment to protecting the natural character of this area. Conservation is most successful when it is community-driven, and we appreciate local residents who are actively engaged in caring for their environment.

MWLT is open to supporting collaborative approaches to conservation where appropriate and is willing to work constructively with the developer and township to identify opportunities to protect sensitive lands and natural features within the Bray Lake area.

Sincerely,

Kristina Kostuk, Executive Director  
Magnetawan Watershed Land Trust

Transfer, L.T.A.

## Land Titles Act

 of the Township of Laurier  
in the District of Parry Sound, Farmer

the registered owner of the freehold land registered in the office  
of Land Titles at Parry Sound  
as Parcel 6955  
in the register for District of Parry Sound, North Section

Dye & Durham  
Limited  
18 Adelaide St. W.  
Toronto, Can.

in consideration of the sum of



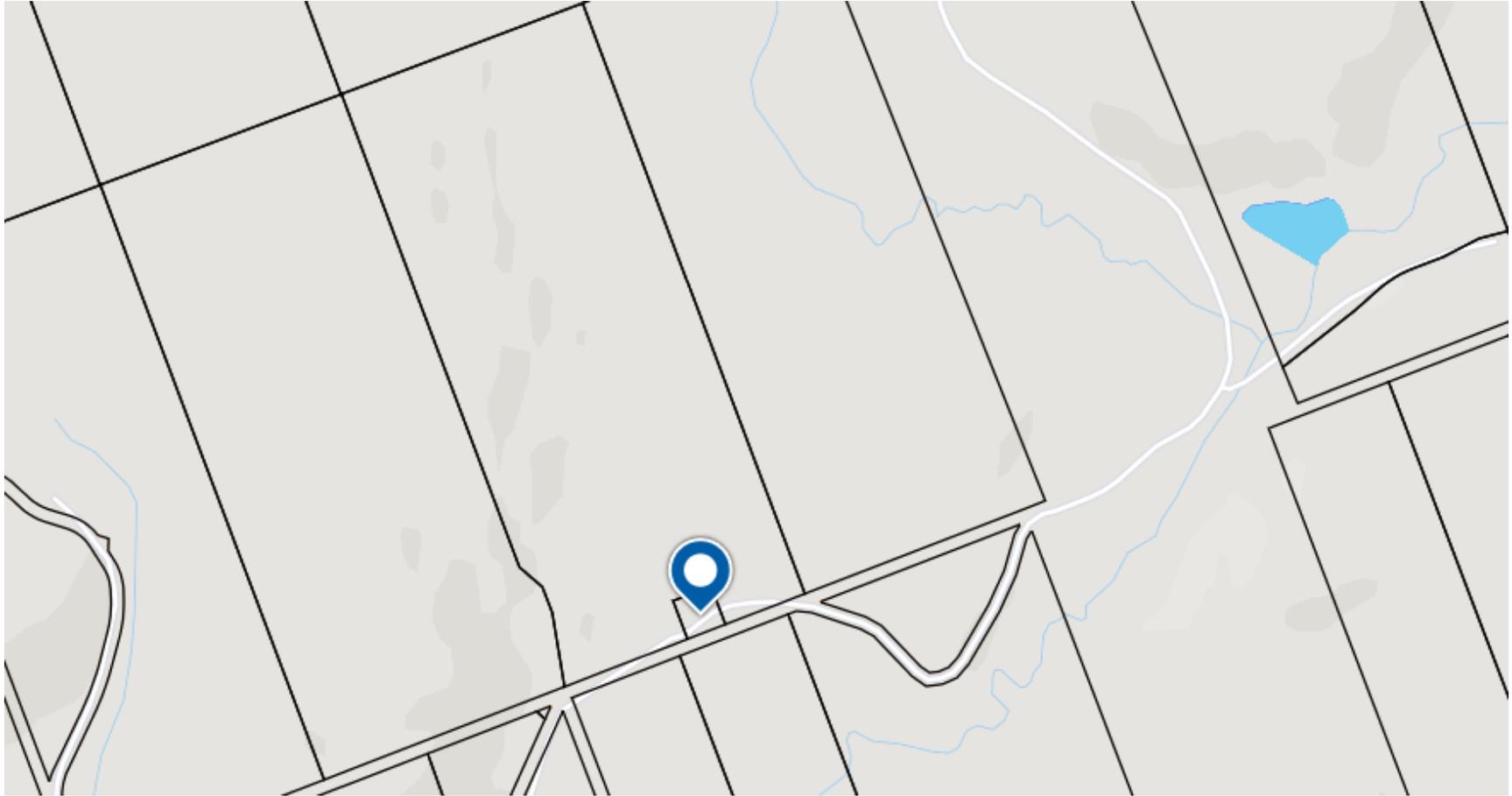
the land hereinafter particularly described namely

Part of Lot Eight (8) in the First (1st) Concession of the  
Township of Laurier in the District of Parry Sound.

Said Part of Lot 8 being more particularly described as follows:-

Commencing at a point in the southerly limit of said Lot 8 a

distance of 435 feet measured west from the south-east angle of  
said Lot. Thence continuing west along the said southerly limit  
of said lot a distance of 208.7 feet to a point. Thence north  
and parallel with the easterly limit of said lot a distance of  
208.7 feet to a point; Thence easterly and parallel with the said  
southerly limit of said lot a distance of 208.7 feet to a point;  
Thence southerly and parallel to the easterly limit of said Lot  
8 a distance of 208.7 feet more or less to the point of  
commencement, and containing by measurement One Acre more or  
less.



# 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 # B017/25 Laurier

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

## 1. APPLICANT INFORMATION

### Applicant(s):

Name(s) of Property Owner(s): Paul & CATHERINE Boyd

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: \_\_\_\_\_

Phone #: Home: \_\_\_\_\_ Mobile: \_\_\_\_\_ Business: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: ~~4999~~ \_\_\_\_\_ Email Address: \_\_\_\_\_

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

Tax Roll Number: 4999 050 004 02435 0000

Municipality / Unincorporated Township: LAURIER (UNORGANIZED TOWNSHIP)

Municipal Address (Civic Address): 20 FISHER ROAD

Legal Description: Concession: 3 Lot Number: 11 Registered Plan: PART 4

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 NO

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)	70.71m (232 FT.)	134.72m (442 FT.)
Depth (m)	143.25m (470 FT.)	143.25m (470 FT.)
Area (ha)	1 ha (2.5 ACRES)	1.93 ha (4.77 ACRES)
4.2 Existing Use of Property:	VACANT	RESIDENCE
4.3 Existing Building or Structures and date of construction	VACANT	HOUSE 2003

<b>4.4 Proposed Use of the Severed and Retained Parcels</b>	VACANT	RESIDENCE
<b>4.5 Road Access:</b> Provincial highway <b>MANDATORY:</b> <i>Provide written comments from MTO North Bay. 705-497-5401</i>	FISHER ROAD	
Municipal road, maintained all year	YES	
Municipal Road, seasonally maintained		
Other Public Road (e.g. Local Roads Board)		
Right of Way / Easement* ( <b>IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY</b> 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> ]		
<b>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.</b>		

<b>4.7 Water Supply</b>	<b>SEVERED</b>	<b>RETAINED</b>
Publicly owned and operated piped water system		
Privately owned and operated individual well		INDIVIDUAL WELL
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?	NO	NO

[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]		
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4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority		PRIVATELY OWNED AND OPERATED INDIVIDUAL SEPTIC TANK
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	ELECTRICITY	ELECTRICITY
School Bussing	SCHOOL BUSSING	SCHOOL BUSSING
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.

**5. LAND USE**

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

NA

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

NA

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

NA

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>	<u>NO TO ALL</u>	
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.

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Year the property was created? (if known) RETAINED LOT (SUBDIVED 2017/2018)

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?

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**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

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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.

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**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.

---

SEE DRAWING ATTACHED

BOULDER ROAD

FISHER ROAD

674'  
232'  
70.71m

442'  
134.72m

⊙ HYDRO

DRIVE WAY

☒ GARAGE

☒ SEPTIC TANK

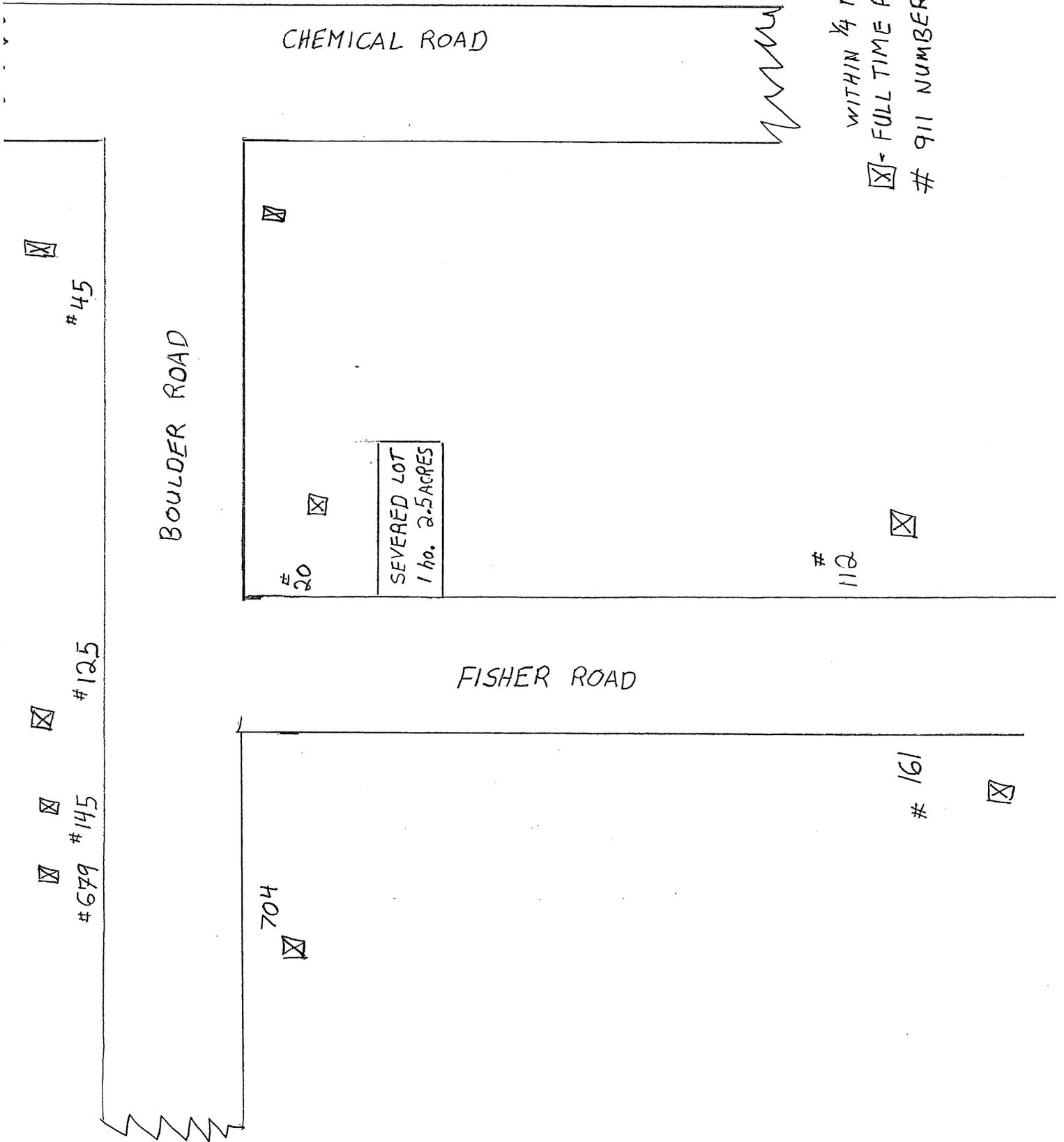
HOUSE

⊙ WELL

RETAINED LOT  
1.93ha 4.77ACRES

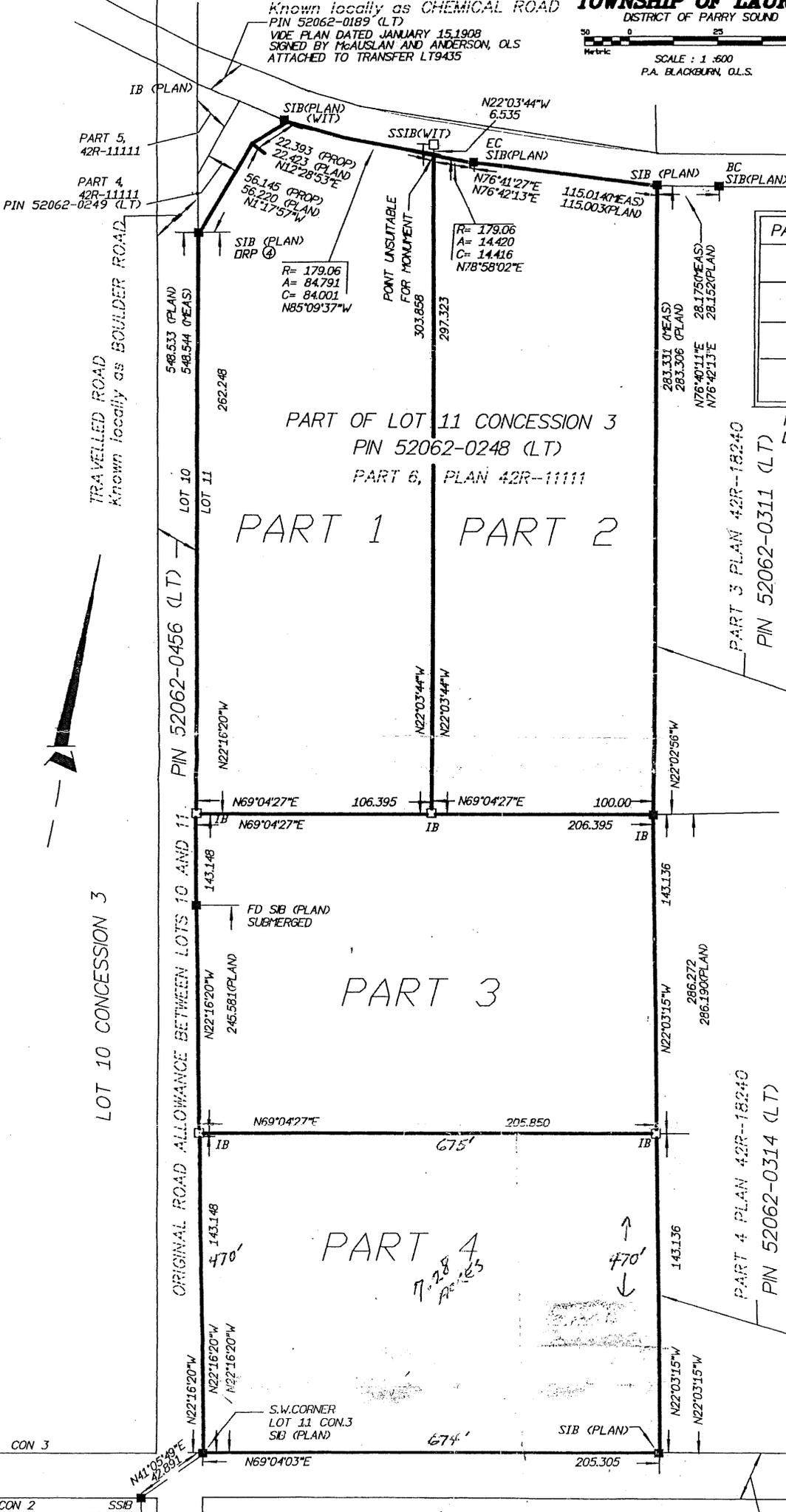
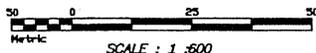
SEVERED LOT  
1ha 2.5ACRES

470'  
143.25m



WITHIN 1/4 MILE  
☑ - FULL TIME RESIDENCES  
# 911 NUMBERS

Known locally as CHEMICAL ROAD  
 PIN 52062-0189 (LT)  
 VIDE PLAN DATED JANUARY 15, 1908  
 SIGNED BY MCAUSLAN AND ANDERSON, OLS  
 ATTACHED TO TRANSFER LT9435



PART	LOT	CONCE
1	PART OF LOT 11	CONCES
2	PART OF LOT 11	CONCES
3	PART OF LOT 11	CONCES
4	PART OF LOT 11	CONCES

PARTS 1, 2, 3 AND DESCRIBED IN PIN 520

**INTEGRATION DI**  
 COORDINATES ARE MERIDIAN OF UTM (2010) AND DERIVE HORIZONTAL CONT COORDINATES ARE OF O. REG 216/10

POINT ID  
 (A)  
 00819870480  
 00819670415

COORDINATES CAN ESTABLISH CORNER

BEARINGS ARE UT OBSERVATIONS FR OF N18°24'32"W, RI ZONE 17, AT 81' WI

FOR BEARING CON COUNTERCLOCKW UNDERLYING DEP

DISTANCES ARE GI MULTIPLYING BY "

- LEGEND**
- SIB - DEP
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  - PLAN - DEP
  - 1240 - DEP
  - 1104 - DEP
  - - DEP
  - - DEP
  - CUR

**SURVEYOR'S CERTI**

I CERTIFY THAT:

- THIS SURVEY AND PLAN A THE SURVEYS ACT, THE S AND THE REGULATIONS MA
- THE SURVEY WAS COMPLE

NORTH BAY, ONTARIO  
 MARCH 10, 2018

**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, \_\_\_\_\_, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE \_\_\_\_\_

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: \_\_\_\_\_ SIGNATURE OF PROPERTY OWNER \_\_\_\_\_

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, \_\_\_\_\_, 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 \_\_\_\_\_ TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED \_\_\_\_\_ SIGNATURE OF PROPERTY OWNER \_\_\_\_\_

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

I/WE CATHRINE & PAUL BOYD, 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 AUG. 8<sup>TH</sup> 2025 SIGNATURE OF PROPERTY OWNER Cathrine Boyd

Paul Boyd

### **Initial Comments from Planner**

Under the CAPB Guidelines this would need to be an infill lot. Do you have any data on the surrounding properties that you could send me?

Also, do you know when the previous consents were approved as per the attached survey?

**MEMORANDUM**

**To:** Central Almaguin Planning Board  
**Copy:** Ms. Christine Hickey, Secretary  
**From:** Chris Jones MCIP, RPP  
**Date:** February 4, 2026  
**Re:** Consent Application - Laurier (Boyd)

**BACKGROUND**

Planning Board is in receipt of an application for consent to create one lot from a parcel of land located in Part Lot 11, Concession 3 (Laurier) with frontage on Fisher Road.

The applicant proposes to sever one new lot with an area of approximately 1 hectare (2.5 acres) and a frontage of 70 metres (230 feet) on Fisher Road. The retained lot would have a lot area of approximately 1.93 ha (4.77 acres) and a road frontage of 134 metres (440 feet) on Fisher Road Road. The location of the subject lands is provided in Figure 1 and an aerial overlay of the proposed consent is provided in Figure 2.

**Figure 1 – Subject Lands**



**Figure 2 – Aerial Overlay of Lands Proposed to be Severed and Retained**

It is noted that aerial photo suggests Fisher Road appear to trespass through the subject lands.



## CAPB GUIDELINES FOR LANDS IN UNORGANIZED TOWNSHIPS

The subject lands are located in the unincorporated Township of Laurier which does not have an official plan. In lieu of an official plan, the CAPB has established a series of land use guidelines which were updated by the Board in 2023. The following guidelines have applicability to this application:

- *Generally, the minimum residential lot size shall be 2.5 acres (1 ha) in area, with a minimum road frontage of 200' (60 m) on a year-round maintained road, unless otherwise specified by the Planning Board or any other ministry, agency or municipality with jurisdiction.*

**Comment** – the lot proposed to be severed appears to meet the minimum requirements of this guideline.

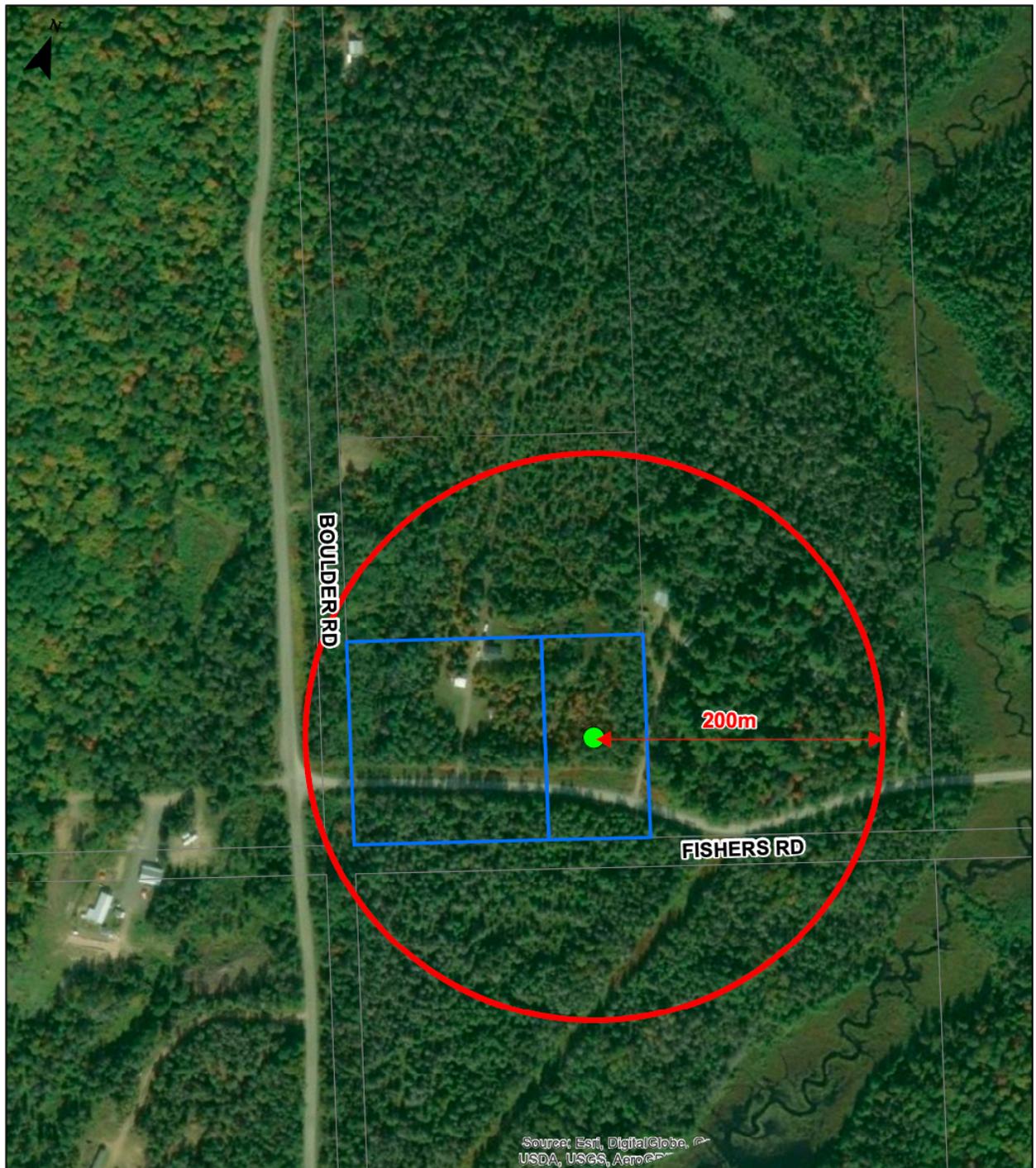
- *In the rural area, a maximum of two new lots plus the retained lot per original Crown lot (100 acres) shall be permitted to be created by consent, even in situations where consents would not qualify as infilling.*

**Comment** – according to a survey excerpt provided with the application, the original Lot 11, Concession 3 (Laurier) is comprised of 4 separate lots. On this basis, it appears the threshold limit has been reached and new lot creation would not be permitted under this guideline.

- *Residential development shall be encouraged to locate as infilling between existing rural residences where at least six residences existed within 1320' (1/4 mile) of each other as of March 26, 1997, and are thereby close enough together to be considered along with the potential lots between them, as part of an associated group of houses.*

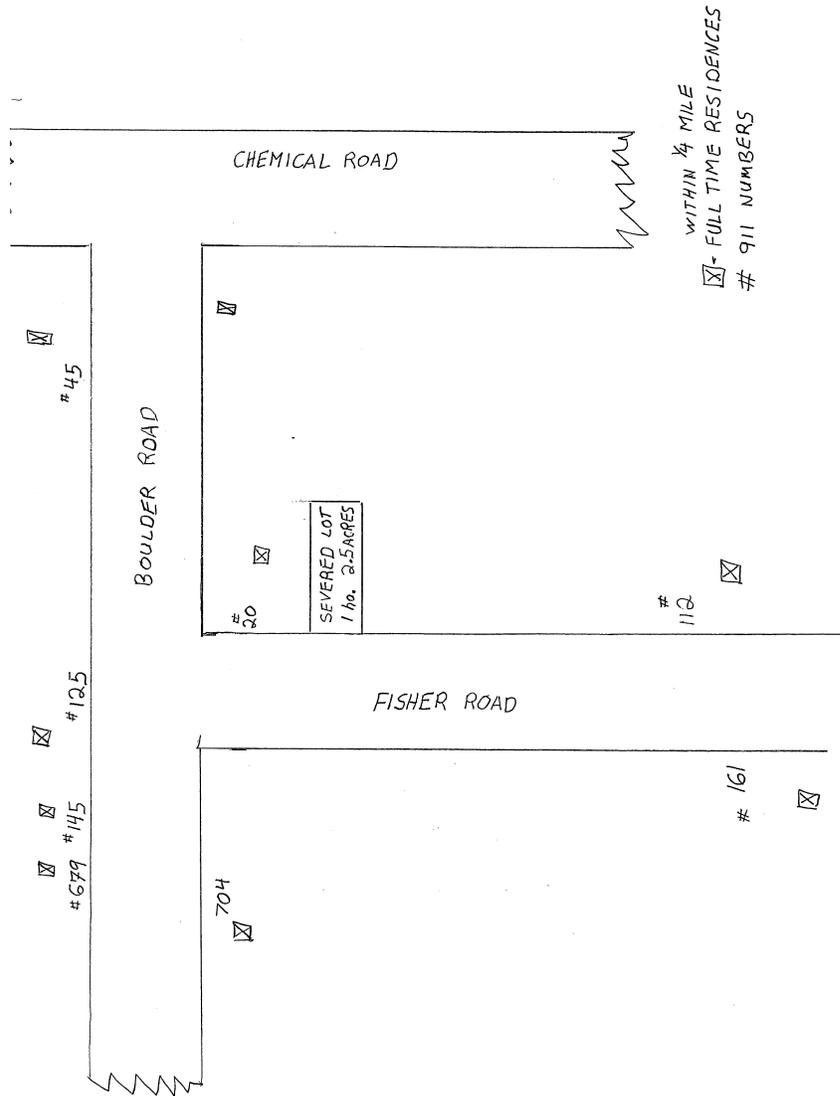
**Comment** – attached at Figure 3 is a figure which overlays a circle with a 400-metre diameter on the proposed lot. Based on this illustration it does not appear the proposed lot would conform with the infill guideline.

Figure 3 – Overlay of 400 metre Infill Area on Severed Lot



Attached at Figure 4 is a sketch submitted by the applicant which identifies the location of existing dwellings proximate to the subject lands.

**Figure 4 – Applicant Sketch of Dwellings Adjacent to Proposed Lot**



**ANALYSIS**

The application does not appear to conform with the CAPB Consent Guidelines, although it is noted the applicant's sketch suggests there are 9 existing dwellings on separate lots which are proximate to the proposed lot.

If Planning Board is inclined to support the application it is recommend the approval be conditional on the applicant entering into a consent agreement in which they would acknowledge that no further consent application will be approved on the severed or retained lots to allow new lot creation.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'CJ', written over a faint circular stamp.

---

Chris Jones MCIP, RPP

**From:** Rick Sorgini

**Sent:** Wednesday, December 3, 2025 6:19 PM

**To:** Christine Hickey <admin@CentralAPB.ca>

**Subject:** Re: File B003/24 Lount File B004/24 Lount

Good Evening Christine

I know that you won't get this for a bit but I wanted to comment while my memory is fresh.

There was some discussion around lots that exist beyond the proposed severances. There are three owned properties beyond the proposed lots. These properties are acreages from 300+ to 500+ and are composed of original deeded 100 acre parcels that have never been severed as lots. Two of the owners use the properties seasonally only and one is essentially a part time resident. To rely on anyone of us owners to keep the road open in the winter is not feasible. Trying to guarantee that purchasers of these lots would be aware of the access limitations, in perpetuity, is likely equally futile.

The quarry issue is also one that should be addressed by the board prior to consent otherwise by making it a condition of consent the board loses oversight and control.

Again, if this can be attached to the file for board members information that would be appreciated.

Thank you,

Rick Sorgini

## **Follow up Items from November 2025 Planning Board Meeting**

Ability to include a condition that there must be a registered document (on title) that speaks to seasonal road with no winter maintenance.

Under 51(25) a condition can be imposed requiring the owner to enter into a subdivision agreement with the Planning Board this can be a simple agreement with “cautionary clauses/warnings” about the nature of road access and the lack of available municipal services.

Update from Lount Roads Board on White’s Road

White's Road has never been a maintained road in Lount Township, and will only ever be a seasonal road. Contractor's often refuse to go up White's Road for safety and equipment reasons.

**NOTICE OF A PUBLIC MEETING  
FOR THE OFFICIAL PLAN  
FOR THE VILLAGE OF SUNDRIDGE**

**PLEASE TAKE NOTICE** that the Council for The Corporation of the Village of Sundridge will be holding a public meeting under Section 17 of the Planning Act, R.S.O. 1990, C.P. 13 as amended, to allow the public to learn more about the Village's Official Plan. This meeting is supplemental to the public meeting of Council which was held on September 28, 2022.

**THE PUBLIC MEETING**

Date: Wednesday, February 25, 2026  
Time: 6:00 pm  
Location: Village of Sundridge Municipal Office, 110 Main Street

**DETAILS OF THE PROPOSED OFFICIAL PLAN**

The following is a brief summary of the proposed Official Plan:

- To establish a community vision and goals that form the basis for land use policy;
- To create land use designations that reflect the existing character of land use in the Village;
- To create a housing policy that encourages a broad range of housing types to address need and affordability;
- To establish development policy that reflects servicing capacities and capabilities in the Village; and.
- To identify the importance of Lake Bernard as an environmental, cultural and economic resource.

Comments provided at this meeting will be considered by Council before the document is finalized for adoption. If Council for the Village of Sundridge adopts the new Official Plan, the document will be forwarded to the Ministry of Municipal Affairs and Housing (Sudbury) for review and approval.

**ADDITIONAL INFORMATION**

There is no key map provided as the Official Plan is applicable to all land within the corporate boundaries of the Village of Sundridge. The draft Official Plan and its related mapping can be found on the Village's website at [www.sundridge.ca](http://www.sundridge.ca).

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the mapping and policies that have been recommended for consideration by Council. Any person who attends the meeting shall be afforded an opportunity to be heard by Council. If you cannot attend this meeting, written submissions will be accepted by Council provided they are dated and signed.

If you wish to be notified of the decision of the Council for the Corporation of the Village of Sundridge in respect to the proposed Official Plan you must submit a written request (with forwarding addresses) to the Clerk of the Village of Sundridge at 110 Main Street, Sundridge, Ontario, P0A 1Z0 or email at [admin@sundridge.ca](mailto:admin@sundridge.ca)

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed Official Plan is adopted, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed Official Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The draft Official Plan and a Background Report is available to the public for review at the Village of Sundridge website at [www.sundridge.ca](http://www.sundridge.ca) and at the Municipal Office located at 110 Main Street.

Mailing Date of this Notice: February 3, 2026

Nancy Millar – Clerk  
Village of Sundridge