

Central Almaguin Planning Board
AGENDA
Wednesday, December 3 2025
At the Village of South River Municipal Office located at
63 Marie Street, South River

Join Zoom Meeting

<https://us02web.zoom.us/j/82404382139?pwd=R6TPV3mgcY6LHVC7oD698AM3veGj5D.1>

Meeting ID: 824 0438 2139

Passcode: 972312

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

2. Approval of Agenda

BE IT RESOLVED THAT this Board does hereby approve the December 3, 2025 agenda as written.

3. Declaration of Pecuniary Interests

4. Minutes – November 5, 2025 Meeting (to follow)

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

5. Payment of December Accounts:

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

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

Village of South River – Rent for December 2025 - \$363.78

Christine Hickey – Wages (November 1, 2025 – November 30, 2025 – 31 hours)

Pahapill cpa – Invoice CEN115 - \$3,955.00

CAPB Board Member Honourarium 2025 - \$8,500.00

Online CRA Payments for October (\$_____) to follow

Online Visa Payment for October (\$32.77)

6. Public Meetings/Decisions on the following Files

6.1 B014/25 Laurier – Concession 1, Lot 8 – 544 Brennans Road

Recommendation: BE IT RESOLVED THAT this Board does hereby _____ File B014/25 Laurier;

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

137.1m (+/-) Frontage on Brennans Road, with a depth of 737.6m (+/-) and an area of 9.3ha (+/-).

Retained Lot will be 30.35ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 1, Lot 8, with a municipal address of 544 Brennans Road, Township of Laurier, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board be met before the deeds can be stamped and final approval given.

6.2 B018/25 Lount – Concession 2, Lot 12 – Boundary Road

Recommendation: BE IT RESOLVED THAT this Board does hereby _____ File B018/25 Lount;

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

Lot 1: 76.2m (+/-) Frontage on Machar-Strong Boundary Road, with a depth of 531.2m (+/-) and an area of 4.04ha (+/-).

Lot 2: 76.2m (+/-) Frontage on Machar-Strong Boundary Road, with a depth of 266.7m (+/-) and an area of 2.03ha (+/-).

Retained Lot will be 34.42ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 2, Lot 12, (Machar-Strong Boundary Road), Township of Lount, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board be met before the deeds can be stamped and final approval given.

7. New Files

7.1 B019/25 Joly – Concession 14, Lot 4 – 916 Sandhill Road

8. Follow-up/New Items

- 8.1 B003/24 and B004/24 Lount – Concession A, Lot 148 and 149 - 977 Rye Road
Re: Update to Request from November 5, 2025 Meeting (verbal)

Recommendation: BE IT RESOLVED THAT this Board does hereby receive the update from the Secretary Treasurer regarding the request for a formal document noting the setback of the proposed lots to the quarry and the request to contact the Ministry on the recent signage indicating no winter maintenance;

AND THAT _____.

8.2 Appointment of Chair and Vice Chair for 2026

Recommendation: BE IT RESOLVED THAT this Board does hereby appoint _____ as Chair and _____ as Vice Chair for the 2026 term.

9. Correspondence/Updates

- 9.1 Township of Machar – Notice of Passing of By-law – Part Lot 16, Concession 5
9.2 MMAH Letter dated November 25, 2025 – Bill 17 - Planning Act Changes

10. By-Laws - None

11. 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.

12. Adjournment – Next Meeting Date: Wednesday, January 7, 2026 at 5:30 p.m.

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at _____ p.m. until Wednesday January 7, 2026 or at the call of the Chair.

Original e-mailed: November 28, 2025 Amended: ____, 2025

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 – B014/25 Laurier

THE PURPOSE AND EFFECT of the proposed consent is to create one (1) new lot which will have:
137.1m (+/-) Frontage on Brennans Road, with a depth of 737.6m (+/-) and an area of 9.3ha (+/-).

Retained Lot will be 30.35ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 1, Lot 8, with a municipal address of 544 Brennans Road, Township of Laurier, 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 **December 3, 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 B014/25 Laurier

DATED AT THE CAPB OFFICE THIS 14th DAY of November 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

LOT 7

LOT 8

Retained

$$\begin{aligned} 2646.07 &\rightarrow 27.33 \text{ ac} \\ 2317 &= 26 \text{ ac} \\ 2420 &= 25 \text{ ac} \end{aligned}$$

VACANT

LOT 8

Severed

4:2A-14044-7

Am 15. C. 71 405

MISC 405⁷

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Abstract

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FILES – B018/25 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 Machar-Strong Boundary Road, with a depth of 531.2m (+/-) and an area of 4.04ha (+/-).

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Please contact the CAPB Office for meeting information.

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DATED AT THE CAPB OFFICE THIS 14th DAY of November 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

Sketch Accompanying Application. (Please Use Metric Units)
(See Section 8)



APPLICATION FOR CONSENT
Under Section 53 of the Planning Act

FILE #B.019/25 Joly

Note to Applicants: This application form is to be used if the **CENTRAL ALMAGUIN PLANNING BOARD** is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

Completeness of the Application

The information in this form that **must** be provided by the applicant is indicated by **black arrows** on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the **Planning Act**. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the CAPB will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the CAPB and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

- The applicable fee is \$650 per lot created, per Lot Addition or per Right of Way - effective February 1, 2016
- 10 copies of the completed application form and 10 copies of the sketch are required by the CAPB. The copies may be used to consult with other ministries or agencies that may have an interest in the application.
- Please remember to include your property roll number

Measurements are to be in metric units.

1 ft = .3048 meters; 1 acre = 0.404686 hectare

For Help

To help you understand the consent process and information needed to make a planning decision on the application, refer to the Guide.

You can also call:
Susan L. Arnold, Secretary - Treasurer
Central Almaguin Planning Board
63 Marie St, P. O. Box 310
South River, On POA 1X0 705 386 - 2573 #6ext
e-mail: centralalmaguinplan@hotmail.com
Web Page for forms: www.strongtownship.com
Office hours: Wednesdays- 9:00 a.m. to 2:00 p.m.

Submission of the Application

- One application form is required for each parcel to be severed.
- A complete application form **MUST** include a council resolution from the organized municipality stating the pre-consult requirements have been met to its satisfaction and be accompanied by a list of conditions the municipality requires.

Please Print and Complete Appropriate Box(es)

1. Application Information - MUNICIPAL TAX - ROLL #

- 1.1 Name of Owner(s). **An owner's authorization is required in Section 11.1, if the applicant is not the owner.**

Name of Owner(s) 1471969 ON INC, André Dallaire Kathy Roi	Home Telephone No.	Business Telephone No.
Address	Postal Code	

- 1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner.) e-mail -

Name of Contact Person/Agent	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

2. Location of the Subject Land (Complete applicable boxes in 2.1)

2.1 District Parry Sound	Local Municipality/Unorganized Township Joly	Former Municipality	Section or Mining Location No.
Concession Number(s) 14	Lot Number(s) 4	Registered Plan No. Part 3 42R-17815	Lot(s)/Block(s) 4
Reference Plan No.	Part Number(s) 3	Municipal Address 916 Sand Hill Rd	Parcel Number

- 2.2 Are there any easements or restrictive covenants affecting the subject land?
☒ No ☐ Yes If Yes, describe the easement or covenant and its effect.

Roll # 49 51 000 001 59416 0000

3. Purpose of this Application

3.1 Type and purpose of proposed transaction (check appropriate box)

Transfer
OtherCreation of a new lot
A chargeAddition to a lot
A leaseAn easement
A correction of title

Other purpose

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

Annaka Dallaire

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

4. Description of Subject Land and Servicing Information (Complete each subsection.)**4.1 Description**

Frontage (m.) 230' 70.1 m Severed Retained

Depth (m.) 400' 121.92 m 2.11 A 9. A

Area (ha.) 0.854 h 3.642 h

4.2 Use of Property

Existing Use(s) Home, Residential

Proposed Use(s) Home, Residential

4.3 Buildings or Structures

Existing (Date of Construction)

Proposed

4.4 Access
(check appropriate space)

Provincial Highway

Municipal road, maintained all year Sand Hill Rd

Municipal road, seasonally maintained

Other public road (e.g. LRB)

Right of way

Water Access (if so, describe below)

Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

4.5 Water SupplyPublicly owned and operated
piped water systemPrivately owned and operated
individual well ✓Privately owned and operated
communal well

Lake or other water body

Other means

4.6 Sewage Disposal
(Check appropriate space)Publicly owned and operated
sanitary sewage systemPrivately owned and operated
individual septic tank¹ ✓Privately owned and operated
communal septic system

Privy

Other means

(1) A certificate of approval from the North Bay Mattawa Conservation Authority submitted with this application will facilitate the review.

4.7 Other Services
Check if the service is available

Electricity ✓

School Bussing ✓

Garbage Collection X

4.8 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 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), if any, of the subject land?

Residential

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the regulation number?

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	N/A	
Flood plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
An active railway line		
A municipal or federal airport		
Utility corridors		

6. History of the 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, provide the Ministry's application file number and the decision made on the application.

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

NO

6.3 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 If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

7. Current Applications

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval? ☒ No ☐ Yes ☐ Unknown If Yes and if Known, specify the Ministry file number and status of the application.

7.2 Is the subject land the subject 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 appropriate file number and status of the application.

8. **Sketch** (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.

The application shall be accompanied by a sketch showing the following:

the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained ✓
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
the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
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 tanks
the existing use(s) on adjacent lands
the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road
allowance, a public travelled road, a private road or a right of way ✓
if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
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 CAPB or other agencies in reviewing this application? If so, explain below or attach on a separate page.

10. **Affidavit or Sworn Declaration**

I, André Dallaire of the 1471969 ON INC.
110 Dallaire Lane
in the Township of Bethune make oath and say (or solemnly declare) that the information contained in
this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the Town Office of Kearney, ON
in the Township of Bethune

this 18th day of November 2025

Cindy Filmore
Commissioner of Oaths

[Signature]
Applicant

Cindy Filmore, a Commissioner, etc
Deputy Clerk Cindy Filmore
Corp. of the Town of Kearney
District of Parry Sound

11. Authorizations

- 11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must 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
a _____
consent and I authorize _____ to make this application on my behalf.

Date

Signature of 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.

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of
this
application for a consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize
_____ as my agent for this application, to provide any of
my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

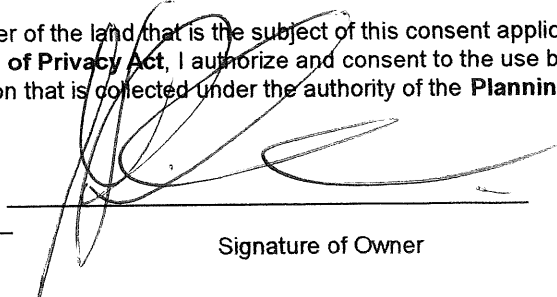
12. Consent of the Owner

Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Andre Dallaire, am the owner of the land that is the subject of this consent application
and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I 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.

October 31 / 25
Date

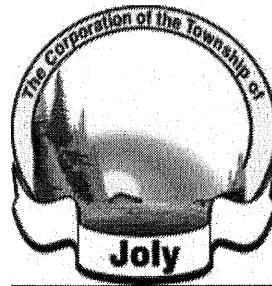

Signature of Owner

The CAPB will assign a File Number for complete applications and this should be used in all communications.

Applicant's Checklist: Have you remembered to attach:

- 10 copies of the completed application form? ✓
- 10 copies of the sketch? ✓
- 1 copies of the North Bay Mattawa Conservation ✓ 705-474-5420
- Authority comments regarding Septic system ✓
- The required fee payable to the Central Almaguin Planning Board ✓ \$650?

Forward to: CENTRAL ALMAGUIN PLANNING BOARD, P.O.Box 310, South River, ON POA 1X0



TOWNSHIP OF JOLY

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

November 12, 2025

RESOLUTION

Resolution # 2025-00327

Agenda Item # 6.3.1 Development Application 916 Sand Hill Rd

Moved By : Chris Nicholson

Seconded By : Tom Bryson

NOW THEREFORE BE IT RESOLVED THAT:

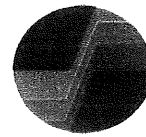
Council for the Corporation of the Township of Joly hereby have reviewed the Development Application for a consent application to create one new lot fronting Sand Hill Rd on property know as 916 Sand Hill Road described as; LOT 1 being 0.809± ha with 70.104 meters frontage with the retained portion being 3.64 ha with 129.54 Metres frontage.

AND this application is accepted with the following conditions:

1. The proposed lots be approved by North Bay Mattawa Conservation Authority for on-Site Sewage system; and
2. The Township of Joly be provided with a copy of the registered reference plan; and
3. The applicant convey to the Township of Joly \$400 cash-in-lieu of Parkland.

Carried

Mayor
Township of Joly



ON-SITE SEWAGE SYSTEM REVIEW – PLANNING ACT PROPOSAL APPLICATION

Date Received _____

Application # _____

1.0 PLANNING APPROVAL AUTHORITY CONSULTATION

1.1 Have you consulted with the municipality/planning board/ MMA regional municipal services office prior to submitting this application to the NBMCA?

☒ Yes ☐ No ☐ N/A

If yes, and if known, indicate the Planning Approval Authority name and file number

1.2 Has your planning proposal been approved by the planning authority?

☐ Yes ☒ No in progress with the ^{Central} Almaguin Planning Board.

If yes, please attach the conditions of approval.

2.0 APPLICANT INFORMATION

2.1 Name of owner(s)

1471969 ON INC André Dallaire, Kathy Roi

Mailing address

Postal code

Home telephone no.

Business telephone no. 514-612-1

Email address

2.2 Agent/Applicant Name of person who is to be contacted about this application, if different than the owner.
(This may be a person or a firm acting on behalf of the owner)

Mailing address

Postal code

Business telephone no.

Email address

3.0 LOCATION OF SUBJECT LAND

District Parry Sound

Municipality Joly

Former municipality

Geographic Township in territory without municipal organization

Property address

916 Sand Hill Rd.

Con. 14

Lot 4

Sub-lot 3

Plan Part 3 42R- Parcel 17845

Assessment roll no.

#49 51000 001 59416 0000

PIN no.

4.0 PURPOSE OF THE APPLICATION**4.1 Type and purpose of the proposed application**

Transfers: ☒ New lot(s) ☐ Lot addition ☐ Easement or Right-of-way ☐ Other: _____

4.2 If a lot addition, identify the lands to which the parcel will be added.**5.0 DIRECTIONS TO PROPERTY**

916 Sand Hill Road, Sundridge, ON

South Hwy #11, Take #124 at South River, turn left at lights onto Ottawa Ave, turn Right at Broadway St. which turns into Sand Hill Rd.

6.0 DESCRIPTION OF SUBJECT LAND (attach a separate sheet if necessary)

		Severed Lot #1	Severed Lot #2	Severed Lot #3	Retained
6.1 Description	Frontage(m)	230'	70.1m		
	Depth (m)	400'	121.92m		
	Area (ha)	2.11a	0.854 h		9a 3.64 h
6.2 Use of property	Existing use(s)	residential			residential
	Proposed use(s)	residential			residential
6.3 Buildings or Structures	Existing	House			Barn, Storage Building
	Proposed				
6.4 Water Supply	Publicly owned and operated piped water system				N/A
	Privately owned and operated individual well	✓			N/A
	Privately owned and operated communal well				N/A
	Lake or other waterbody				
		Severed Lot #1	Severed Lot #2	Severed Lot #3	Retained
	Other means				
6.5 Private On-site Sewage System	Details of existing on-site sewage system(s) (Class, size, age, permit number)				
6.6 Lakeshore Road Allowance		<input type="checkbox"/> owned <input type="checkbox"/> not owned <input checked="" type="checkbox"/> not applicable			

7.0 LAND USE

7.1 What is the existing Official Plan designation(s) of the subject land?

7.2 What is the existing zoning?

7.2.1 Is your proposal on a waterbody? Lake/River (Circle one if applicable) ☐ Yes ☒ No
If yes, name of waterbody:

7.2.2 Is the waterbody at development capacity for the creation of new lots? ☐ Yes ☐ No

7.2.2.1 Is a 300m setback required for the on-site sewage system for the proposed severed lots?
☐ Yes ☐ No N/A

7.2.2.2 Has a study been undertaken and approved to allow an encroachment within 300m of the waterbody? ☐ Yes ☐ No

If yes, please attach the study and planning board/municipal approval. N/A

7.3 Is there a Development Agreement with the Municipality regarding the placement of an on-site sewage system?

☐ Yes ☒ No If yes, please attach the agreement and requirements.

8.0 SKETCH (IMPORTANT)

All plans and/or site maps must be completed **IN INK**. Plans and site maps must not be drawn on paper exceeding 11"x 17" in size. They must be **LEGIBLE** and contain **ALL** information as listed below.

1. Applicants name, property address (civic);
2. The boundaries and dimensions of the subject land; the part(s) that is to be severed and the part that is to be retained;
3. Lot sizes (area), property dimensions, roads, existing/proposed rights-of-way or easements, municipal/utility corridors, and all owned or un-owned lakeshore road allowances;
4. The existing uses on adjacent lands, including the location of: wells, structures, and sewage systems ;
5. The location and size of all existing on-site sewage system components (tanks, pump chambers, alarms, distribution bed if applicable);
6. The distances of on-site sewage system components to: structures; property lines, easements, rights-of-way, driveways, structures, wells, lakes, streams, wetlands (if applicable);
7. Show the direction of water flow (surface);
8. Show 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, septic tanks, steep slopes, and narrow waterbodies; and
9. Indicate the direction of North on the site plan.

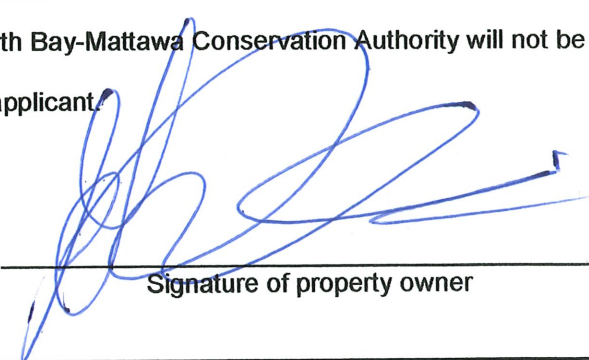
9.0 OTHER INFORMATION

Is there any information that you think may be useful to NBMCA in reviewing this application? If so explain below or attach a separate page.

10.0 DECLARATION OF APPLICANT

I, André Dallaire understand that it is my responsibility to ensure
(print name)
that the information provided is true and accurate and that North Bay-Mattawa Conservation Authority will not be
held responsible for incorrect information provided to it by an applicant.

Nov. 19 / 25.
Date


Signature of property owner

11.0 AUTHORIZATION

11.1 If the applicant is not the owner of the land that is subject to this application, the written authorization of the owner, that the applicant is authorized to make the application, must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THIS APPLICATION

I, _____ am the owner of the land that is the subject of
this application and I authorize _____ to make this application on my behalf.

Date

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.

AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorize _____ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Property Owner

12.0 CONSENT OF OWNER

Complete the consent of the owner concerning personal information set out below

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

I, André Dallaire, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I 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.

Nov. 19 / 25.
Date


Signature of Property Owner

Please submit this application to the appropriate office of the North Bay-Mattawa Conservation Authority at:

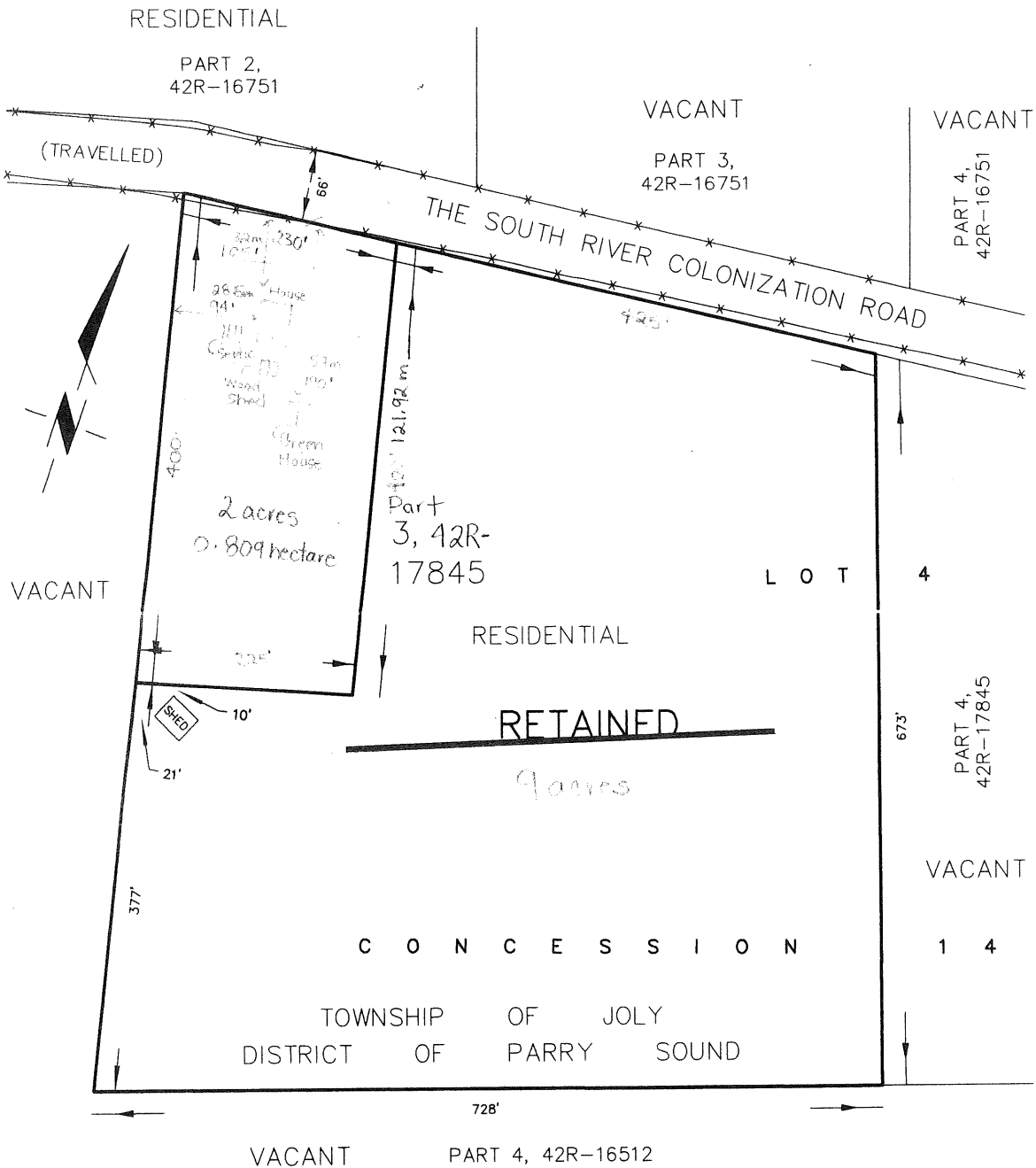
North Bay-Mattawa Conservation Authority
15 Janey Avenue
North Bay, ON P1C 1N1
Telephone (705) 474-5420
Fax (705) 474-9793
www.nbmca.ca

North Bay-Mattawa Conservation Authority
69 Bowes Street
Parry Sound, ON P2A 2L5
Telephone (705) 746-7566
Fax (705) 746-7553
www.nbmca.ca

SKETCH FOR SEVERANCE PURPOSES
PREPARED FOR MR. ANDRE DALLAIRE

SCALE 1"=100'

0 10 50 100 150 250 FEET





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

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

DATE: Nov 12, 2025

SUBJECT: Development Application Report
1471969 Ontario Inc, 916 Sand Hill Rd

INITIATED BY: Municipal Administrator, Jennifer Martin

STATEMENT ON THE SUBJECT:

The owner at 916 Sand Hill Road has been working with the Joly Planning Department to prepare an application for consent. This application proposes one new lot, being 2 acres and 230' lot frontage along Sand Hill Road. Attached is a copy of the sketch provided by the applicants.

This application complies with all required policies of the Township of Joly.

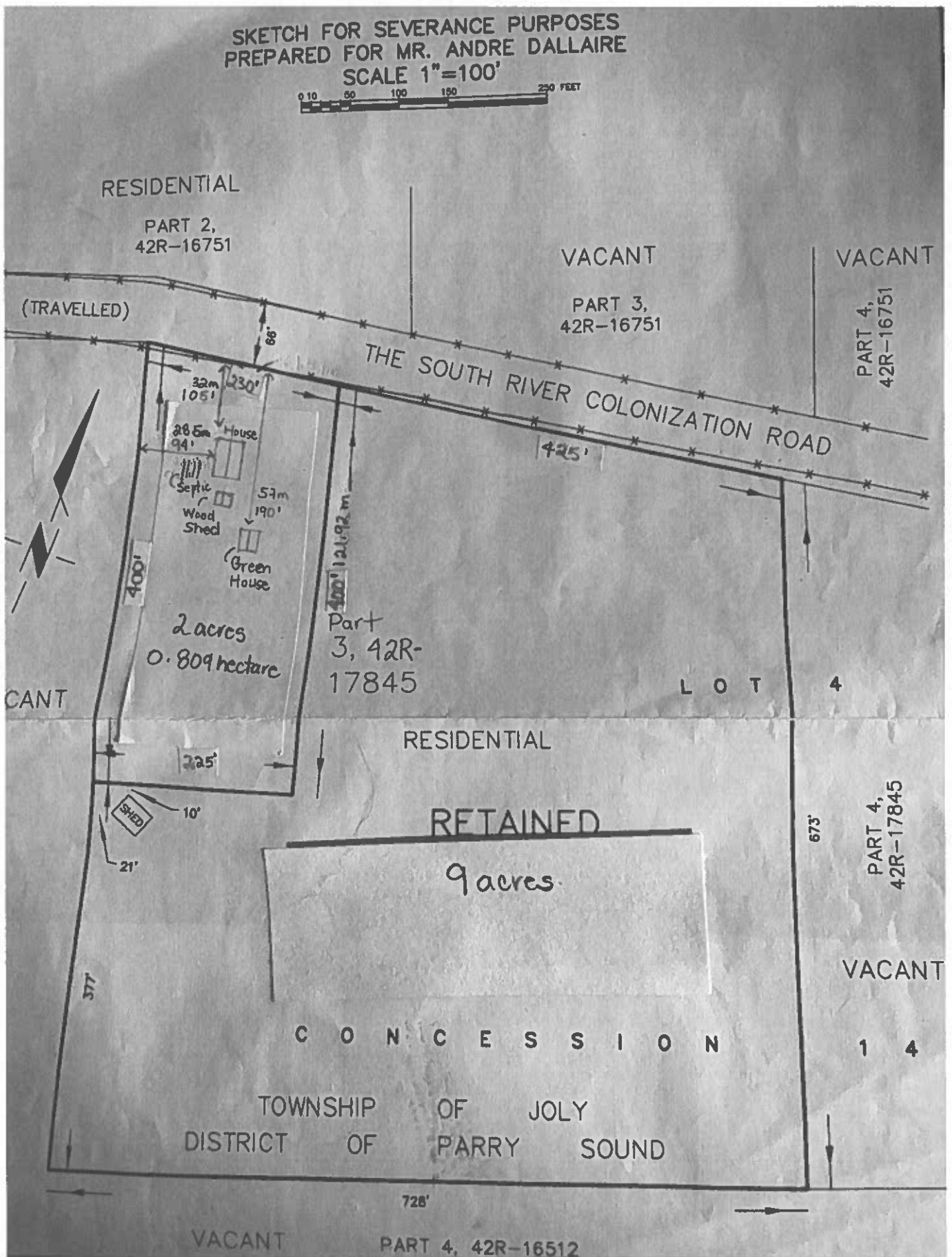
As the proposed development of one new lot complies with Joly policies and procedures, a resolution setting out the conditions required is prepared for Councils consideration. The resolution is a requirement of the consent application process for the Central Almaguin Planning Board.

RECOMMENDATIONS:

- 1.) Have the proposed new lot approved by North Bat Mattawa Conservation Authority for on-site sewage system, and the Applicant convey the required cash in lieu of Parkland dedication, and the Township of Joly be provided with a copy of the registered reference plan.
- 2.) Do not approve consent application

Option #1 is recommended.

ATTACHMENTS:
Sketch



NOTICE OF PASSING FOR A ZONING BY-LAW AMENDMENT APPLICATION

TAKE NOTICE that the Township of Machar passed By-law 15-25 under Section 34 of the *Planning Act, R.S.O. 1990*, on November 10, 2025. The application affects lands located on Riding Ranch Road, Part Lot 16, Concession 5, Machar, Part 2, Plan 42R5097, in the Township of Machar.

The purpose of the application is to rezone the subject property from Rural (RU) to the Commercial Tourist Exception Two (CT*2) Zone to permit a Glamping Establishment on the subject property that generally consists of 5 geodesic domes to be used for glamping sites.

AND TAKE NOTICE THAT no person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a Public Meeting or written submission to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AND TAKE NOTICE THAT any applicable person or public body may appeal to the Ontario Land Tribunal in respect to By-law 15-25 by filing with the Clerk/Administrator of the Township of Machar no later than December 8, 2025. A notice of appeal must set out the reasons for the appeal and must be accompanied by the required fee by the Tribunal. Certified cheques and money orders should be made payable to the "Minister of Finance".

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATIONS

A key map showing the subject property is provided in this notice and a copy of the passed By-law is attached.

Only individuals, corporations and public bodies may appeal a decision of the Municipality or By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

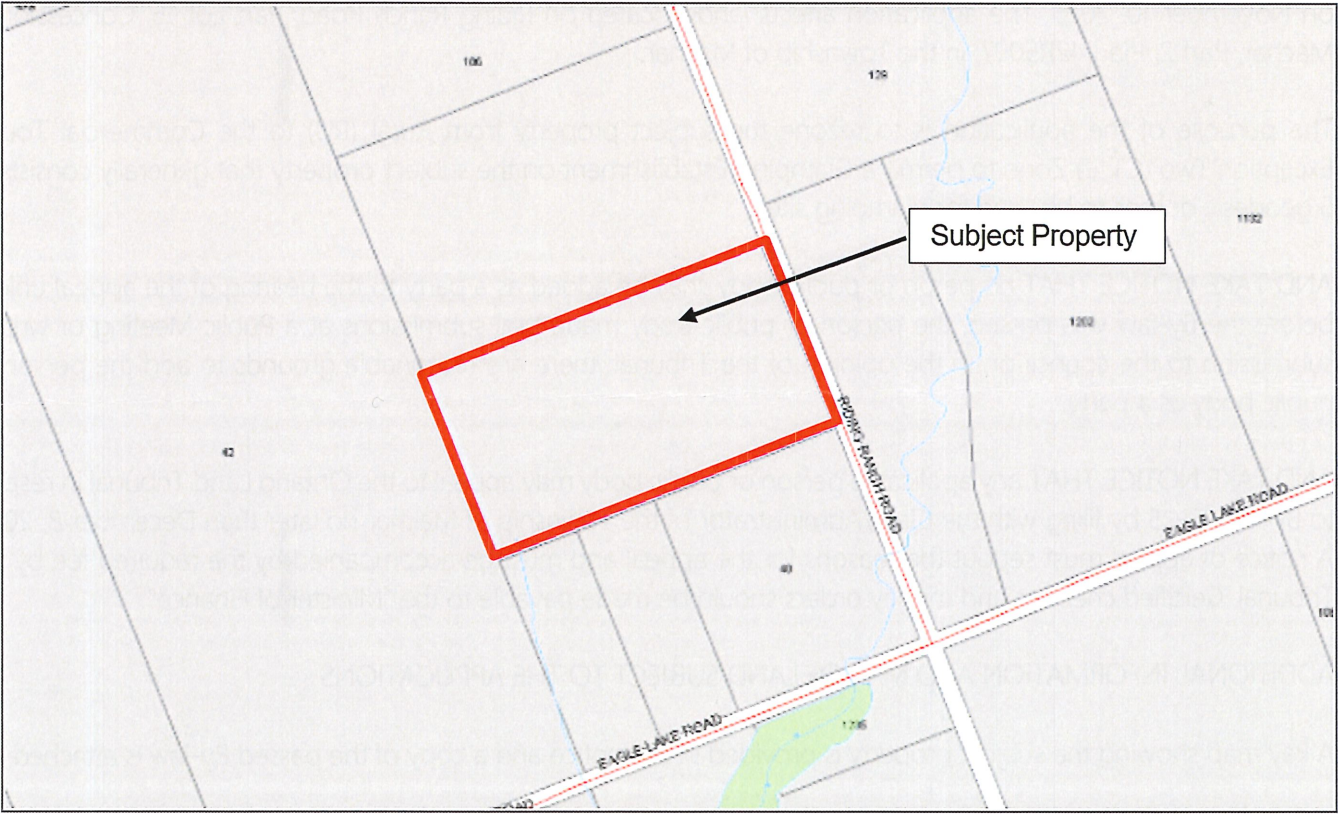
No person or public body shall be added as a party to the hearing of the appeal unless, before the Zoning By-law Amendment was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional information relating to By-law 15-25 is available upon request at 73 Municipal Road North, Box 70, South River, Ontario, P0A 1X0. Additional information can also be obtained by contacting the Deputy Clerk via E-Mail: adminmachar@vianet.ca

Dated at the Township of Machar this 19th day of November, 2025.

Teresa Coombs
Deputy Clerk

KEY MAP
LANDS SUBJECT TO ZONING BY-LAW AMENDMENT APPLICATION



THE CORPORATION OF THE TOWNSHIP OF MACHAR
BY-LAW NO. 15-25

Being a By-law to amend By-law No. 45-12, as amended, the Zoning By-law for the Corporation of the Township of Machar with respect to lands located on Riding Ranch Road, Part Lot 16, Concession 5 Machar, Part 2 of Registered Plan 42R5097, in the Township of Machar.

WHEREAS the Council of the Corporation of the Township of Machar 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 owner of the subject property has filed an application with the Township of Machar to amend By-law 45-12 as amended;

AND WHEREAS the Council of the Corporation of the Township of Machar deems it advisable to amend By-law No. 45-12 as amended to rezone the subject property from the Rural (RU) Zone to the Commercial Tourist Exception Two (CT*2) Zone;

AND WHEREAS the Council of the Corporation of the Township of Machar has determined that no further notice is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of the Corporation of the Township of Machar enacts as follows:

1. Schedule 'A', to Zoning By-law No. 45-12 as amended, is further amended for a portion of lands located on Riding Ranch Road, Part Lot 16, Concession 5 Machar, Part 2 of Registered Plan 42R5097 from the Rural (RU) Zone to the Commercial Tourist Exception Two (CT*2) Zone as shown on Schedule 'A' attached forming part of this By-law.
2. That Section 4.10.4.2 be added to Zoning By-law No. 45-12 as amended, following Section 4.10.4.1, including the following:

*"Commercial Tourist Exception Two (CT*2) Zone*

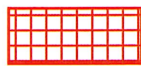
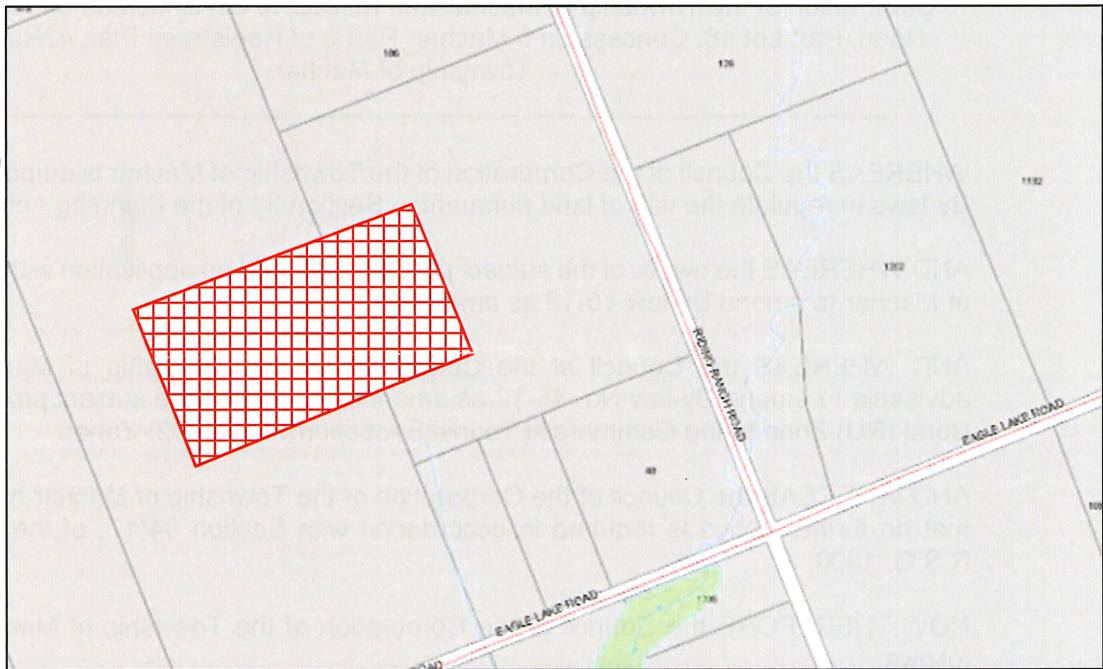
*Notwithstanding the permitted uses of the Commercial Tourist (CT) Zone, within the Commercial Tourist Exception Two (CT*2) Zone the following shall be permitted:*

- a) *For commercial uses, only a "Glamping Establishment" shall be permitted.*
 - b) *A "Glamping Establishment" shall be defined as: An overnight accommodation use consisting of a maximum of five (5) Accommodation Units used by the travelling or vacationing public, that include washroom facilities. The owner/operator must be on-site in a dwelling or office to oversee the operation. Accessory buildings and structures, such as attached decks, saunas, hot tubs, are also permitted.*
 - c) *An "Accommodation Unit" shall be defined as: A building or structure, including a room or rooms used or maintain for the accommodation of the travelling or vacationing public, which does not contain a kitchen.*
 - d) *The maximum floor area of each Accommodation Unit shall be 50 square metres and the maximum height shall be 5.5 metres.*
 - e) *The following minimum setbacks shall apply for all buildings and structures:*
 - a. *Minimum setback from Front Lot Line = 40 metres*
 - b. *Minimum setback from all other Lot Lines = 50 metres*
 - f) *A minimum area extending 40 metres from each Lot Line shall be maintained with natural vegetation, with the exception of a driveway to access the property from Riding Ranch Road with a maximum width of 10 metres.*
 - g) *For all other permitted uses, the permitted uses and the provisions of the Rural (RU) Zone shall apply.*
3. In all other respects, the provisions of By-law 45-12, as amended shall apply.

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario)

Schedule 'A' to By-law No. 15-25

Riding Ranch Road
Township of Machar



Lands to be rezoned from the Rural (RU) Zone to the Commercial Tourist Exception Two (CT*2) Zone

This is Schedule A to By-law No. 15-25
Passed this 10th day of November, 2025

Lynda Carleton, Mayor

Angela Loney, Clerk Administrator

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél.: 416 585-7000



Ontario

234-2025-4982

November 25, 2025

Dear Head of Council:

Through the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)), which received Royal Assent on June 5, 2025, changes were made to the *Planning Act* that will help streamline and standardize municipal development processes.

This includes changes that enable the Minister of Municipal Affairs and Housing, by regulation, to permit variation from a zoning by-law “as of right” if a proposal is within a prescribed percentage of the required setback (the minimum distance a building or structure must be from a property line) on specified lands. This new authority was intended to reduce planning applications for minor variances.

Today, our government announced further action to streamline planning approvals by exercising my authority established under Bill 17 to amend Ontario Regulation 545/06 ([Zoning By-laws, Holding By-laws and Interim Control By-laws](#)) to allow variations to be permitted “as-of-right” if a proposal is within 10% of setback requirements applicable to specified lands. Specified lands include any parcel of urban residential lands outside of the Greenbelt Area, and exclude areas such as hazardous lands, and lands near shorelines and railways. These changes in [Ontario Regulation 257/25](#) were filed on November 21, 2025 and took effect upon filing.

Any variances sought beyond the prescribed percentage of the setback requirement would be subject to the usual minor variance or rezoning approval process and other zoning standards (e.g., height limits, etc.) would continue to apply, helping to mitigate potential land use compatibility issues.

This “as-of-right” permission is intended to remove the need for certain variances that are the most minor in nature, resulting in fewer applications submitted and fewer hearings for minor variances before a municipal committee of adjustment for these proposals.

The proposed regulation works with the [Additional Residential Units regulation](#) (Ontario Regulation 299/19) to help create additional residential units, such as basement suites, by eliminating additional barriers related to setbacks.

We look forward to continued collaboration with our municipal partners as we work together to achieve our goal of building the homes that Ontarians need.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Robert Dodd, Chief of Staff, Municipal Affairs and Housing (MMAH)
Martha Greenberg, Deputy Minister, MMAH
David McLean, Assistant Deputy Minister, Housing Planning and Policy Division,
MMAH
Municipal Chief Administrative Officer