

**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