

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

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

Provincial Member John MacLachlan
Joly Member Chris Nicholson
Strong Member Tim Bryson (electronic)

Secretary-Treasurer: Christine Hickey

Public: Dave McAllister, Sheri Brandt, Ted Williams
(there may have been other public members in attendance electronically, not able to identify name)

1. Call to order

The chair called the meeting to order at 5:32 p.m.

2. Approval of Agenda

Resolution #1

Moved by: Jim Coleman

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby approve the August 5, 2026 Agenda as amended to add item ii to the Closed Session. **CARRIED**

3. Declaration of Pecuniary Interests - None

4. Minutes – July 8, 2026 Meeting

Resolution #2

Moved by: John MacLachlan

Seconded by: Jim Coleman

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

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

Resolution #3

Moved by: Fraser Williamson

Seconded by: Tim Bryson

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

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

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

Online CRA Payments for July (\$461.00)

Online Visa Payment for August (\$39.55)

CARRIED

6. Public Meetings/Decisions on the following Files

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

The meeting time for this application was approximately 5:34 p.m. to 5:40 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that no written or electronic comments were received. The Chair confirmed if there were any questions or comments from those attending electronically or in person, there were no further comments received. Discussion ensued on the entrance requirements for the subject lands, as per attached resolution the applicant is to obtain an entrance permit from the Township.

Resolution #4

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby approve File B006/26 Machar;

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

172m (+/-) Frontage on Simpson's Hill Road, with a depth of 178m (+/-) and an area of 3.5ha (+/-).

Retained Lot will be 35.5ha (+/-).

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

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

CARRIED

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

The meeting time for this application was approximately 5:40 p.m. to 5:42 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that no written or electronic comments were received. The Chair confirmed if there were any questions or comments from those attending electronically or in person, there were no further comments received.

Resolution #5

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby approve File B007/26 South River;

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

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

Retained Lot will be .081ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Registered Plan 134, Lot 73, 74 and Pt 75, with a municipal address of 36 Ena Avenue, Village of South River, District of Parry Sound.

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

CARRIED

7. New/Direction Files

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

Discussion ensued on the frontage noted in the application, it was noted in the resolution from the Township of Joly that a Minor Variance would be required. Further discussion on the location of subject lands. It was noted that the original owner built 2 homes on the lot and that the township building was originally part of the lands. The application has been reviewed by the planner for the Township of Joly.

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

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

Secretary-Treasurer advised that a Scoped Environmental Impact Study – Deer Wintering Habitat Assessment was completed and it was indicated in the report that the subject property does not contain specialized Stratum I habitat for white-tailed deer based on the in-person assessment completed.

Secretary-Treasurer directed to proceed with Notice of Public Meeting

8. Follow-up/New Items

8.1 Zoom Membership Renewal

Resolution #6

Moved by: Chris Nicholson

Seconded by: Jim Coleman

THAT the Zoom Membership be renewed at a cost of \$229.90

CARRIED

9. Correspondence/Updates

9.1 Proposed Regulation on Complete Application Requirements

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

10. By-Laws – None

11. Closed Session

Resolution #7

Moved by: Fraser Williamson

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at 5:53 p.m., as provided for by the Municipal Act, 2001 as amended to deal with:

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

Resolution #8

Moved by: Fraser Williamson

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:29 p.m. having only discussed the matters permitted. **CARRIED**

12. Adjournment

Resolution #9

Moved by: Chris Nicholson

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:30p.m. until Wednesday September 2, 2026 or at the call of the Chair. **CARRIED**

Lynda Carleton, Chair

Christine Hickey, Secretary-Treasurer